

PART 5A

IP – INDUSTRIAL PRESTIGE ZONE

5A.1 INTENT

This zone is intended to:

- (a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
- (b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses; and
- (c) provide for high standards of development at points of entry into industrial areas.

5A.2 APPLICATION

- (1) The regulations, standards and requirements prescribed in part 5A apply to all land uses and developments in the Industrial Prestige zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Industrial Prestige zone.
- (3) The Industrial Prestige zone shall apply to lands intended to:
 - (a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
 - (b) provide an appropriate interface between non-industrial land uses and higher-intensity industrial land uses; or
 - (c) be a point of entry into an industrial area.

5A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 5A.T1 lists building types that are permitted or discretionary in the Industrial Prestige zone.
- (2) Any building types other than those listed in Table 5A.T1 are prohibited in the Industrial Prestige zone.

- (3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Prestige zone.

TABLE 5A.T1: INDUSTRIAL PRESTIGE ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---
T1.4	Building, Stacked	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---

(#2020-33, s.56, 2020)

3.2 LAND USE REQUIREMENTS

- (1) Table 5A.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Prestige zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5A.2;
 - (c) the development standards in subpart 5A.4;
 - (d) the parking and loading requirements in subpart 5A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 5A.7; and
 - (f) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Prestige zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:
 - (a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and
 - (b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.
- (3) The following land uses are prohibited in the Industrial Prestige zone:
 - (a) any land use that is not listed in Table 5A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5A.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.

(#2021-62, s. 21, 2021)

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor 	Permitted if the dedicated outdoor area is: (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential	---
T2.2	<ul style="list-style-type: none"> • Retail Trade, Cannabis • Retail Trade, Shop • Wholesale Trade, Indoor 	Permitted if gross floor area is less than 3,000 square metres per unit.	Discretionary if gross floor area is 3,000 square metres or more per unit.	(1) All activities must be indoors. (2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.3	<ul style="list-style-type: none"> • Industry, Light • Industry, Salvaging – Light • Service Trade, Heavy 	Permitted if the gross floor area is less than 500 square metres per unit.	Discretionary if the gross floor area is 500 square metres or more per unit.	(1) All activities must be indoors.
T2.4	<ul style="list-style-type: none"> • Office 	Permitted if gross floor area is 1,000 square metres per building, or less.	Discretionary if the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per building.	(1) All activities must be indoors. (2) Discretionary “Office” developments exceeding 1,000 square metres must contain industrial uses within the building or onsite including warehouse space, manufacturing or indoor storage of equipment, fleet vehicles / field service vehicles (i.e. vehicles left onsite overnight). (3) The Development Officer may consider a relaxation to subsection (2) and permit “Office” exceeding 1,000 square metres without discretionary use approval for properties: a) That were legally existing or approved under a former Zoning Bylaw that permitted

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>“Office” or an equivalency of general office space; and</p> <p>b) Where the “Office” floor area proposed has already been constructed to accommodate “Office” use; and</p> <p>c) Where any proposed changes to the building are contained within the existing building footprint.</p> <p>(4) Where the “Office” development is accommodated within the floor space of a designated heritage property and the heritage designation is maintained as part of the development, there is no limit on the gross floor area for “Office” in accordance with the <i>Official Community Plan</i>.</p>
T2.5	<ul style="list-style-type: none"> • Agriculture, Animal Support • Agriculture, Indoor • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory 	Permitted if gross floor area is less than 1,000 square metres per unit.	Discretionary if gross floor area is 1,000 square metres or more per unit.	<p>(1) All activities must be indoors.</p> <p>(2) Agriculture, Animal Support” shall exclude accommodation of livestock.</p>
T2.6	<ul style="list-style-type: none"> • Assembly, Recreation • Institution, Day Care • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Storage, Personal • Storage, Warehousing 	Permitted	---	<p>(1) No outdoor storage is permitted.</p> <p>(2) An “Assembly, Recreation”, “Institution, Day Care” or “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
	<ul style="list-style-type: none"> • Food & Beverage, Lounge • Food & Beverage, Restaurant 	Permitted if gross floor area is less than	Discretionary if;	(a) gross floor area is

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.7	<ul style="list-style-type: none"> • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	1,000 square metres per unit.	1,000 square metres or more per unit; or (b) if in the case of a Food and Beverage, Lounge, the use is located within 75 metres of a lot zoned as Residential or Mixed Use.	
T2.8	• Agriculture, Outdoor	Permitted	---	

(#2024-9, s. 122, 2024)

(#2020-11, s.21, 2020) (#2020-33, s58, 2020, #2021-31, s.14, 2021, #2021-55, s.25, 2021, #2021-62, s. 22, 2021, #2024-77, s. 12, 2024)

5A.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL PRESTIGE ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5A.T3 apply to all buildings and land uses in the Industrial Prestige zone.

TABLE 5A.T3: INDUSTRIAL PRESTIGE ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2,000 square metres
T3.2	Minimum Lot Frontage	30 metres
T3.3	Minimum Front Yard Setback	9 metres
T3.4	Minimum Rear Yard Setback	
	(1) Where adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	4.5 metres
	(b) Portions of any building or structure 4 to 8 metres in height	1.5 metres
	(c) Portions of any building or structure under 4 metres in height	450 millimetres
	(2) Where not adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	7.5 metres
(b) Portions of any building or structure 4 to 8 metres in height	4.5 metres	
	(c) Portions of any building or structure under 4 metres in height	3.5 metres
T3.5	Minimum Side Yard Setbacks	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	7.5 metres
	(b) Where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	6.0 metres
T3.6	Maximum Lot Coverage	50%
T3.7	Maximum Building Height	15 metres

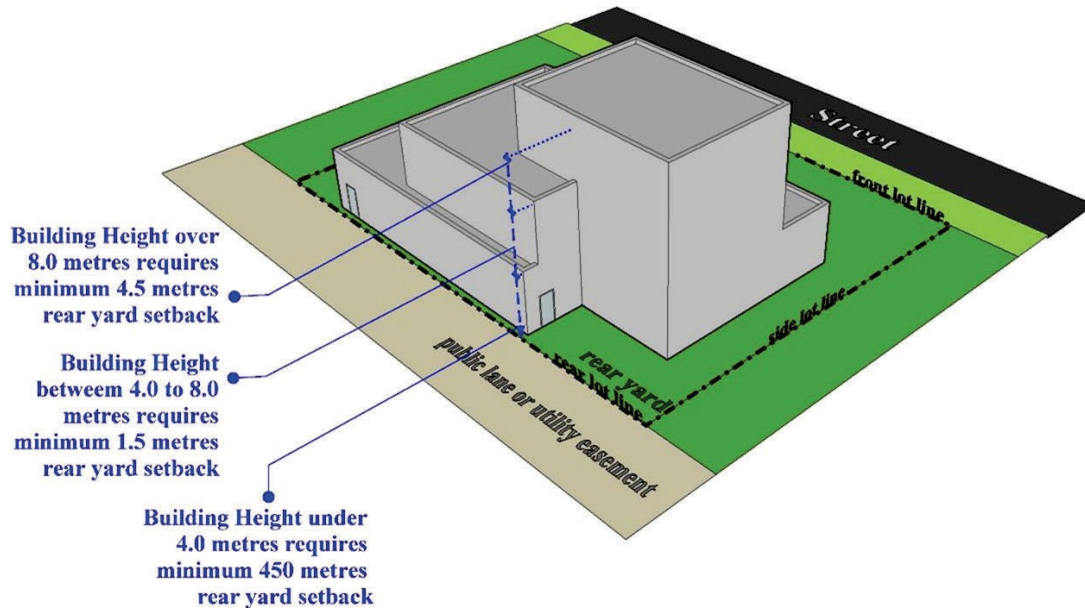


Figure 5A.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5A.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 5A.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5A.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5A.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 5A.4.2(2)(a).

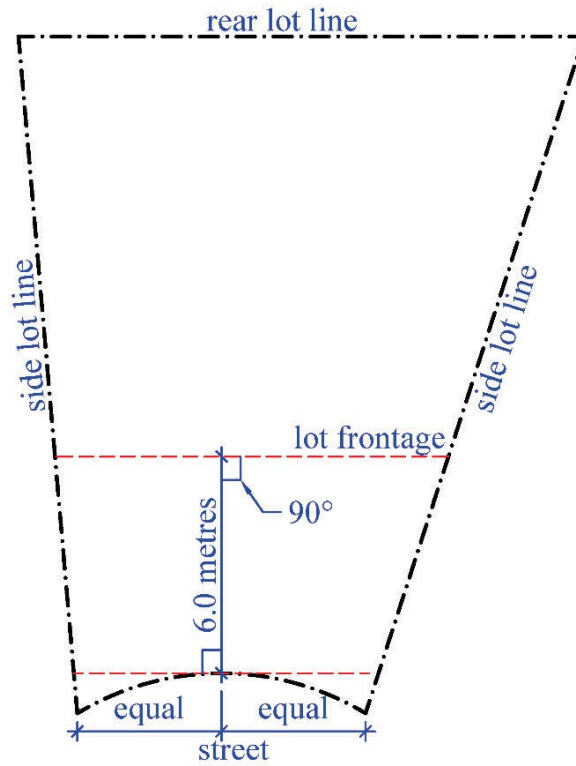


Figure 5A.F2: Minimum Lot Frontage on a Curved Front Lot

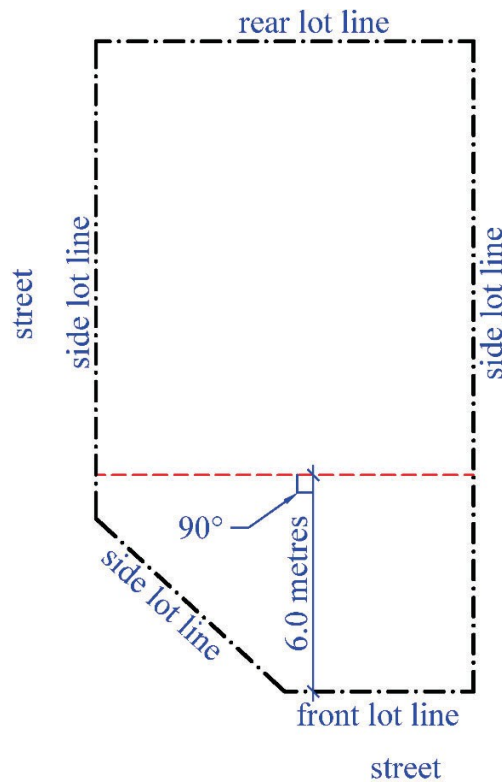


Figure 5A.F3: Minimum Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 5A.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5A.T3 and 5A.T4.

TABLE 5A.T4: INDUSTRIAL PRESTIGE ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform:			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes “Food & Beverage, Outdoor” land use subject to the land use requirements	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	7.5 metres	1.5 metres from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 123, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 5A.4.4(2), the maximum building height prescribed in Table 5A.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;

- (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 5A.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 43, 2023)

5A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5A.T3.
- (2) Notwithstanding subsection 5A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.

- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.
- (4) Habitable space or dwellings not exceeding 100 square metres per unit of industrial use may be considered as an accessory use to a land use in the “Industry” land use class, excluding “Industry, Artistic”, for the purpose of accommodating employees’ needs for temporary respite, security or caretaker quarters.

(#2020-47, s.8, 2020)

5A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Prestige zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
(#2025-15, s. 31, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) any area provided to meet the total site landscaping area; or

- (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 5A.T5 apply to development in the Industrial Prestige zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 5A.T5: INDUSTRIAL PRESTIGE ZONE PARKING REQUIREMENTS																
Sec.	Land Use	Motor Vehicle														
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:														
		<table border="1"> <thead> <tr> <th>Individuals Under Care</th> <th>Minimum Number of Passenger Drop-off Stalls</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> <tr> <td>31-45</td> <td>4 stalls</td> </tr> <tr> <td>46-60</td> <td>5 stalls</td> </tr> <tr> <td>More than 60</td> <td>Two additional stalls for each increment of 15 individuals in excess of 60</td> </tr> </tbody> </table>	Individuals Under Care	Minimum Number of Passenger Drop-off Stalls	1-10	1 stall	10-15	2 stalls	16-30	3 stalls	31-45	4 stalls	46-60	5 stalls	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls													
		1-10	1 stall													
		10-15	2 stalls													
		16-30	3 stalls													
		31-45	4 stalls													
46-60	5 stalls															
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60															
(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly;																
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the offsite passenger drop-off stall requirements of subsection (2).																
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.																
T5.2	All other land uses	One stall is required per 175 square metres of gross floor area.														

(#2020-33, s.59, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5A.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 5A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 5A.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 44, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 5A.6.4 and 5A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5A.6.7(1).

(#2021-2, s.55, 2021)

5A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Industrial Prestige zone requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5A.7(1).
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 5A.F5):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.

(#2024-9, s. 124, 2024)

- (3) The landscaping requirements are for a principal use only.
- (4) All landscaping requirements shall be completed in accordance with the

approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Prestige zone to meet the total site landscaping area as required by subsection 5A.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 5A.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 5A.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 5A.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

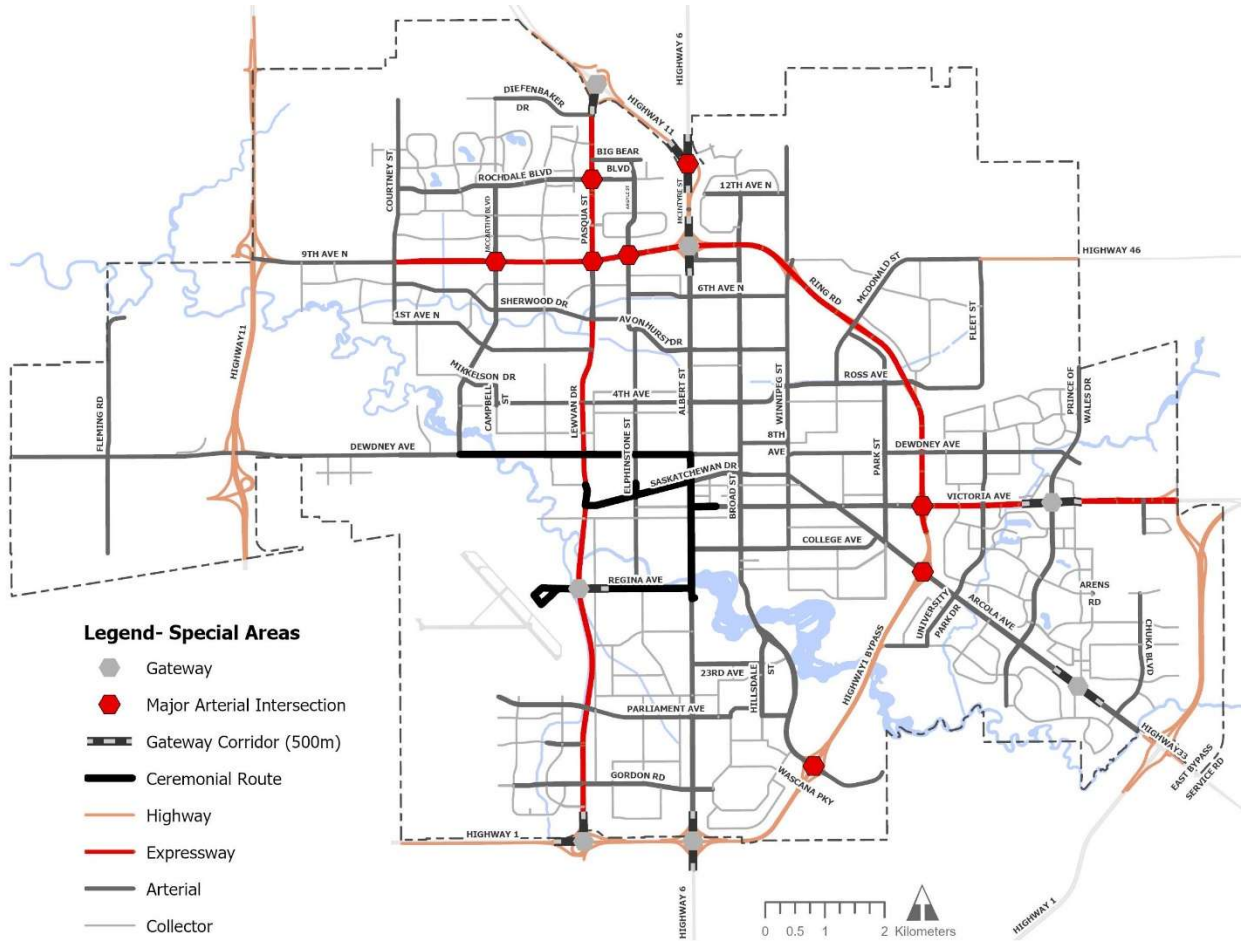


Figure 5A.F4: Major Roadways Landscape Design Map

(#2024-9, s. 125, 2024)

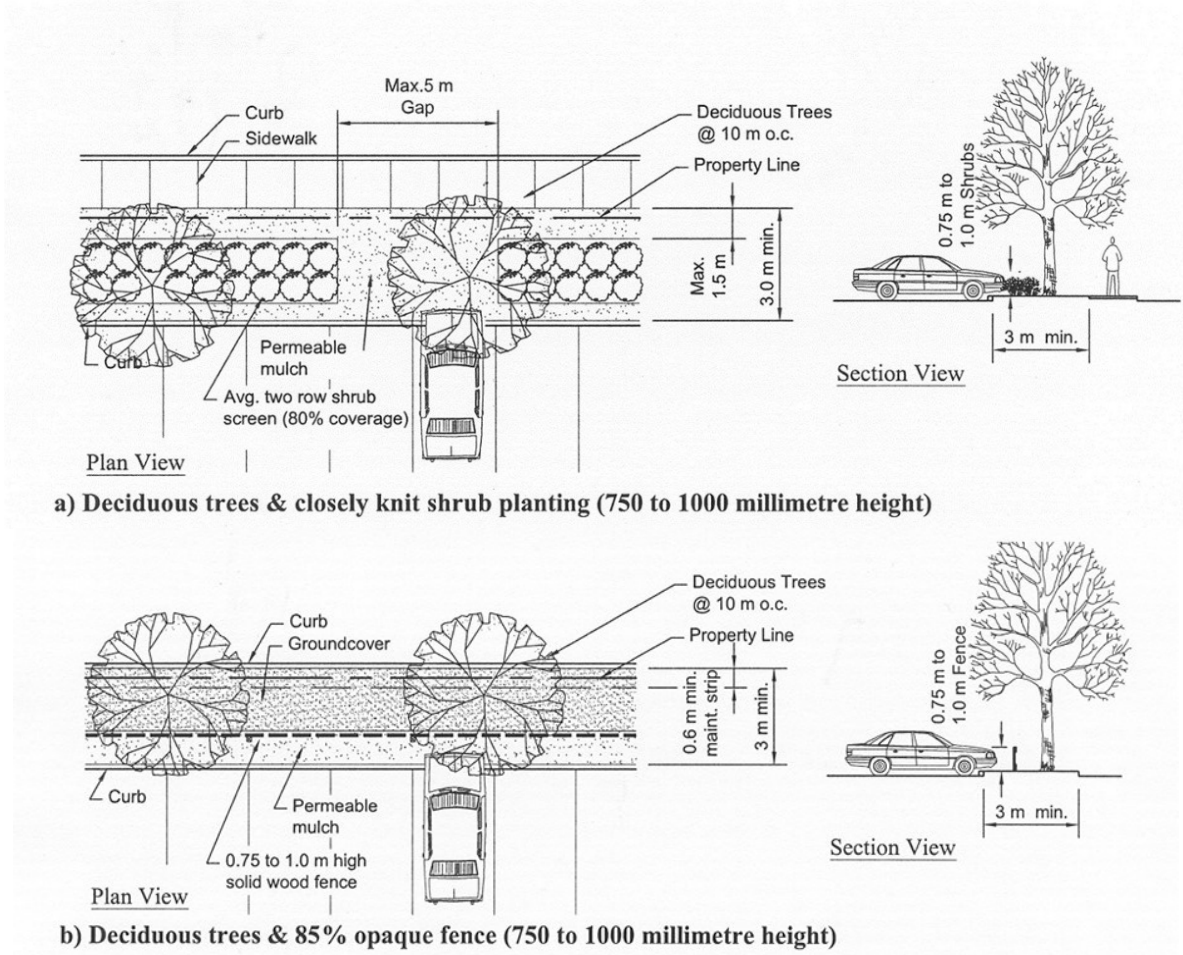


Figure 5A.F5: Perimeter Screening Requirements

(#2024-9, s. 125, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Prestige zone shall include aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to

the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
- (b) any manoeuvring area or loading / unloading bay.

(2023-47, s. 17, 2023)

PART 5B

IL – INDUSTRIAL LIGHT ZONE

5B.1 INTENT

This zone is intended to:

- (a) gradually integrate low-intensity and medium-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
- (b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses;
- (c) provide for higher intensity uses where there are separations between the industrial land and sensitive lots;
- (d) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling; and
- (e) allow for small scale commercial activities which support industrial uses and their employees.

(#2021-31, s.15, 2021)

5B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 5B apply to all land uses and developments in the Industrial Light zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Industrial Light zone.
- (3) The Industrial Light zone shall apply to lands that:
 - (a) May be in proximity to Residential zones or other non-industrial zones; and
 - (b) are suitable for industrial activities, including outdoor industrial activities.

(#2021-31, s.16, 2021)

5B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 5B.T1 lists building types that are permitted or discretionary in the Industrial Light zone.
- (2) Any building types other than those listed in Table 5B.T1 are prohibited in the Industrial Light zone.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Light zone.

TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: <ol style="list-style-type: none"> (1) Maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	---
T1.4	Building, Stacked	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 11 metres or less; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 11 metres but less than or equal to 15 metres and the building does not contain a use in the dwelling land use class, but: 	---

TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
		use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class.	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	

(#2020-33, s.60, 2020)

3.2 LAND USE REQUIREMENTS

- (1) Table 5B.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Light zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5B.2;
 - (c) the development standards in subpart 5B.4;
 - (d) the parking and loading requirements in subpart 5B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 5B.7; and
 - (f) the other regulations of this Bylaw..
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Light zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:
 - (a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and
 - (b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.
- (3) The following land uses are prohibited in the Industrial Light zone:
 - (a) any land use that is not listed in Table 5B.T2;

- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5B.T2;
- (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
- (d) Repealed (#2021-60, s. 4, 2021)

(#2021-60, s. 4, 2021, #2021-62, s. 23, 2021)

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> Food & Beverage, Outdoor 	Permitted if dedicated outdoor area is: <ul style="list-style-type: none"> (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use 	Discretionary if dedicated outdoor area is: <ul style="list-style-type: none"> (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2.2	<ul style="list-style-type: none"> Food & Beverage, Lounge Food & Beverage, Restaurant Service Trade, Clinic Service Trade, Personal 	Permitted if gross floor area is less than 300 square metres per unit.	Discretionary if gross floor area is 300 square metres or more per unit	
T2.3	<ul style="list-style-type: none"> Retail Trade, Cannabis Retail Trade, Shop Wholesale Trade, Indoor 	Permitted if gross floor area is less than 3,000 square metres per unit.	Discretionary if gross floor area is 3,000 square metres or more per unit.	The "Retail Trade, Cannabis" land use is subject to the Specific Development Permit Requirements for "Retail Trade, Cannabis" as prescribed in Chapter 1.
T2.4	<ul style="list-style-type: none"> Office 	Permitted if gross floor area is 1,000 square metres per building, or less.	Discretionary if the gross floor area is above 1,000 square metres per lot, but not more than 4,000 square metres, per building.	(1) "Office" land use within the Downtown/Central City Office Area, and Urban Centres as identified in Map 6 of the <i>Official Community Plan</i> shall only be permitted in accordance with the <i>Official Community Plan</i> policies contained in Part A – Citywide Plan, Section D5, Goal 5. (2) In areas other than those mentioned in subsection (1), the combined gross floor area for the "Office" land use shall not exceed 1,000 square metres per building for permitted uses or 4,000 square metres per building

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>for discretionary uses, unless excepted by the <i>Official Community Plan</i> policy contained in Part A – Citywide Plan, Section D5, Goal 5.</p> <p>(3) Where the “Office” development is accommodated within the floor space of a designated heritage property and the heritage designation is maintained as part of the development, there is no limit on the gross floor area for “Office” in accordance with the <i>Official Community Plan</i>.</p> <p>(4) Discretionary “Office” developments exceeding 1,000 square metres must contain industrial uses within the building or onsite including warehouse space, manufacturing or storage of equipment, fleet vehicles / field service vehicles (i.e. vehicles left onsite overnight).</p> <p>(5) The Development Officer may consider a relaxation to subsection (4) and permit Office exceeding 1,000 square metres without discretionary use approval for properties:</p> <ul style="list-style-type: none"> a) That were legally existing or approved under a former Zoning Bylaw that permitted “Office” or an equivalency of general office space; and b) Where the “Office” floor area proposed has already been constructed to accommodate “Office” use; and c) Where any proposed changes to the building are contained within the existing building footprint.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.5	<ul style="list-style-type: none"> • Retail Trade, Fuel Station 	Permitted		<p>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <ul style="list-style-type: none"> (i) 610 metres from a public water supply well; and (ii) 100 metres away from a public water supply reservoir: and <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment's design and operational requirements.</p>

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> • Agriculture, Animal Support • Agriculture, Cannabis • Agriculture, Indoor • Food & Beverage, Catering • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Retail Trade, Outdoor Lot • Retail Trade, Motor Vehicle – Heavy • Retail Trade, Motor Vehicle - Light • Service Trade, Heavy • Service Trade, Motor Vehicle – Heavy • Service Trade, Motor Vehicle – Light • Service Trade, Wash – Heavy • Service Trade, Wash – Light • Storage, Outdoor • Transportation, Parking Stand • Wholesale Trade, Outdoor 	Permitted if: <ul style="list-style-type: none"> (i) the gross floor area is less than 500 square metres per unit; or (ii) the gross floor area is greater than 500 square metres, per unit, where the lot does not abut a lot zoned as Residential. 	Discretionary if: <ul style="list-style-type: none"> (a) the gross floor area is more than 500 square metres, per lot and where the lot abuts a lot zoned Residential; 	(1) “Service Trade, Wash – Heavy” and “Service Trade, Wash – Light” land uses are restricted as follows: <ul style="list-style-type: none"> (a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and (b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (e.g. garage doors) shall be positioned to avoid negatively impacting the Residential Lot or Major Roadway.
T2.7	<ul style="list-style-type: none"> • Assembly, Ceremonial • Assembly, Recreation • Assembly, Religious • Industry, Artistic • Industry, Light • Industry, Laboratory • Institution, Day Care • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Service Trade, Light • Storage, Personal • Storage, Warehouse • Transportation, Parking Structure • Transportation, Terminal • Utility, General 	Permitted	---	(1) An “Assembly, Recreation,” “Assembly, Religious,” or “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in subsection (1) shall be: <ul style="list-style-type: none"> (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment,” “Retail Trade, Adult” or “Assembly, Adult”

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				land use. (4) The measurement required in section (3) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly, Adult” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
(#2024-9, s. 126, 2024)				
T2.8	<ul style="list-style-type: none"> • Assembly, Adult • Drive-Through, Accessory • Industry, Salvaging – Heavy • Retail Trade, Adult • Storage, Hazardous Material • Transportation, Parking Lot 	---	Discretionary	(1) An “Assembly, Adult” or “Retail Trade, Adult” or “Service Trade, Adult” land use may not be established or enlarged on a lot that is closer than 182.88 metres from: (a) another lot containing an “Assembly, Adult, “Retail Trade, Adult” or “Service Trade, Adult” land use; or (b) a Sensitive Lot. (2) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.
T2.9	<ul style="list-style-type: none"> • Service Trade, Body Rub Establishment 	Permitted	---	(1) The “Service Trade, Body Rub Establishment” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses: (a) “Assembly, Community”; (b) “Assembly, Recreation”; (c) “Assembly, Religious”; (d) “Institution, Education”; (e) “Institution, Day Care”; (f) “Open Space, Active”; (g) another lot containing a “Service Trade, Body Rub

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>Establishment” land use; or</p> <p>(h) a Sensitive Lot.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment” to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) Any application submitted for a development permit in respect of a “Service Trade, Body Rub Establishment” land use must include the consent of the property owner.</p>
T2.10	• Dwelling, Unit	---	Discretionary	(1) A Dwelling Unit is only permitted in Building, Detached and only permitted where a Building, Detached with a Dwelling Unit currently exists or previously existed on the lot.
T2.11	• Dwelling, Secondary Suite	Permitted	---	Refer to Section 2C.2 in Chapter 2 of the Zoning Bylaw for land use specific regulations.
T2.12	• Residential Business	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act, 2014</i>; or</p> <p>(c) is a Service Trade, Residential Short Term Accommodation</p>	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	Refer to Section 2C.1 in Chapter 2 of the Zoning Bylaw for land use specific regulations.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
		meeting the requirements of <i>The Residential Short Term Accommodation Licensing Bylaw</i> .		
T2.13	• Work Camp	Permitted where development does not exceed 20 beds, for a limited term as approved by the Developmentr.	Discretionary where development includes more than 20 beds, for a limited term as approved by Coun	Work Camps are restricted as follows: (a) upon expiry of the term of the use, the development lands shall be restored to their original state prior to existence of the Work Camp; and (b) parking requirements in relation to a Work Camp may be relaxed at the discretion of the Development Officer (in the case of a permitted use) or and at the discretion of Council (in the case of a discretionary use).
T2.14	• Industry, Heavy		Discretionary	May be allowed as an indoor use only
T2.15	• Agriculture, Outdoor	Permitted	---	

(#2024-9, s. 127, 2024)

(#2020-11, s.7, s.s 23-24, 2020, #2020-33, s.61-62, 2020, #2020-47, s.11, 2020, #2020-64, s.52, s.s93, 2020, #2021-2, ss.56-57, 2021, #2021-31, s.17, 2021, #2021-55, s.26, 2021, #2021-60, s. 5, 2021, #2021-62, s. 24, 2021, #2022-30 s. 74, 2022, #2023-23, s. 45, 2023)

5B.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL LIGHT ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5B.T3 shall apply to all principal buildings and land uses in the Industrial Light zone.

TABLE 5B.T3: INDUSTRIAL LIGHT ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	200 square metres
T3.2	Minimum Lot Frontage	
	(a) If the lot area is 1,000 square metres or more	30 metres
	(b) If the lot area is 500 square metres or more but below 1,000 square metres	15 metres
	(c) If the lot area is less than 500 square metres	6 metres
T3.3	Minimum Front Yard Setback	Nil
T3.4	Minimum Rear Yard Setback	
	(1) Where the rear yard does not adjoin a public lane or a utility easement.	
	(a) Portions of any building or structure higher than 8 metres	3.25 metres
	(b) Portions of any building or structure 4 to 8 metres in height	2.0 metres
	(c) Portions of any building or structure under 4 metres in height	1.0 metre
	(2) Where the rear yard adjoin a public lane or a utility easement	450 millimetres
T3.5	Minimum Side Yard Setbacks	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	1.2 metres
	(b) Where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	
	(a) If the lot frontage is 15 metres or more	3.0 metres
(b) If the lot frontage is less than 15 metres	1.2 metres	
(#2024-9, s. 128, 2024)		
T3.6	Maximum Lot Coverage	
	(1) If the lot is adjoining a Sensitive Lot or a Major Roadway	50 %
	(2) If the lot is not adjoining a Sensitive Lot or a Major Roadway	75 %
T3.7	Maximum Building Height	15 metres

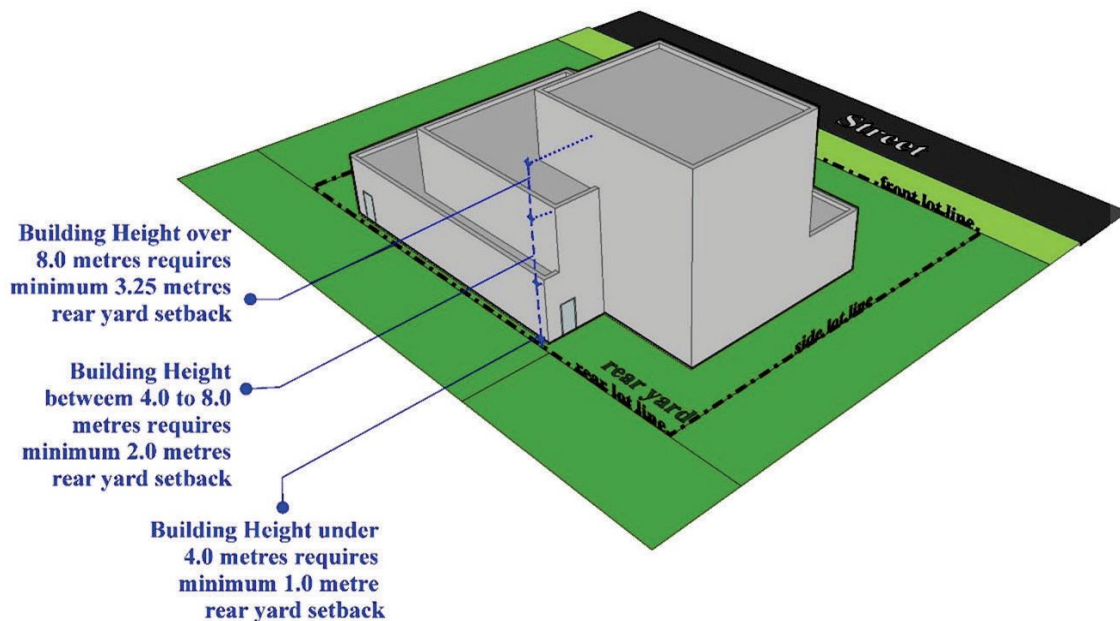


Figure 5B.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5B.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 5B.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5B.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5B.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 5B.4.2(2)(a).

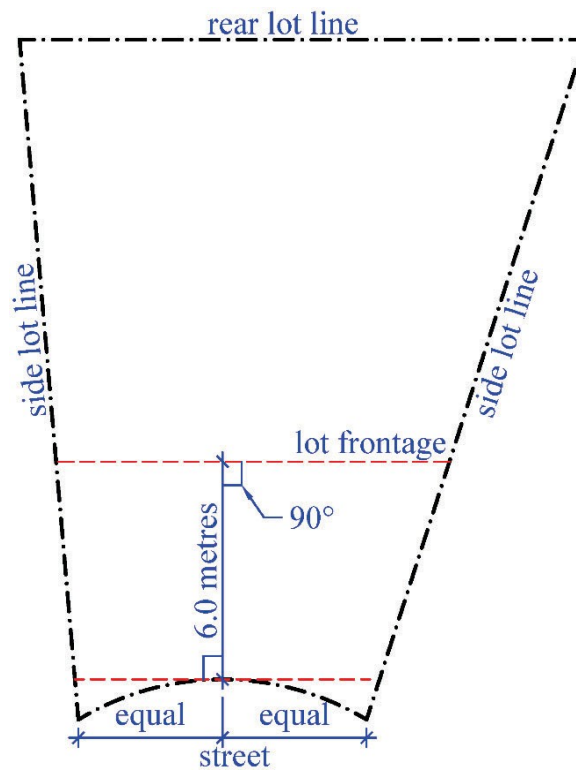


Figure 5B.F2: Minimum Frontage for a Curved Front Lot

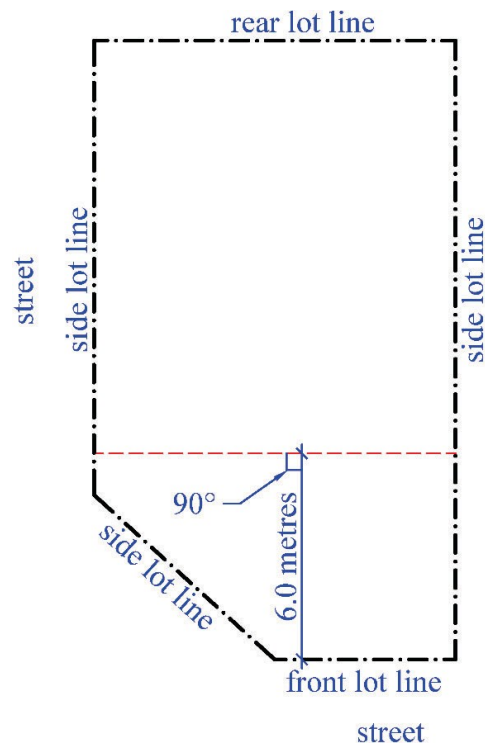


Figure 5B.F3: Minimum Frontage for a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 5B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5B.T3 and 5B.T4.

TABLE 5B.T4: INDUSTRIAL LIGHT ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered, Includes “Food & Beverage, Outdoor” land use subject to the land use requirements	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	Nil from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 129, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 5B.4.4(2), the maximum building height prescribed in Table 5B.T3 shall not apply to the following:
 - (a) a spire;

- (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 5B.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

(#2023-23, s. 46, 2023)

5B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5B.T3.
- (2) Notwithstanding subsection 5B.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and

- (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.
- (4) Habitable space or dwellings not exceeding 100 square metres per unit of industrial use may be considered as an accessory use to a land use in the “Industry” land use class, excluding “Industry, Artistic”, for the purpose of accommodating employees’ needs for temporary respite, security or caretaker quarters.

(#2020-47, s.9, 2020)

5B.6 ACCESS, PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Light zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
(#2025-15, s. 32, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in any area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 5B.T5 apply to development in the Industrial Light zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact stalls shall be clearly designated with signs indicating their purpose.
- (6) No entrance or egress shall be provided for a motor vehicle to a rear lane on lots within the 100 and 200 blocks of North Winnipeg Street.

TABLE 5B.T5: INDUSTRIAL LIGHT ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	2 additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.2	Dwelling, Unit	One stall is required per Dwelling, Unit.	
T5.3	All other land uses	One stall is required per 175 square metres of gross floor area.	

(#2020-33, s.63, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5B.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 5B.6.5(1) or (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 5B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) one short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 5B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 47, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 5B.6.4 and 5B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5B.6.7(1).

(#2021-2, s.58, 2021)

5B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Industrial Light zone requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5B.7(1).
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 5B.F5):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.

(#2024-9, s. 130, 2024)

- (3) The landscaping requirements are for a principal use only.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use

of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Light zone to meet the total site landscaping area as required by subsection 5B.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 5B.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 5B.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 5B.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

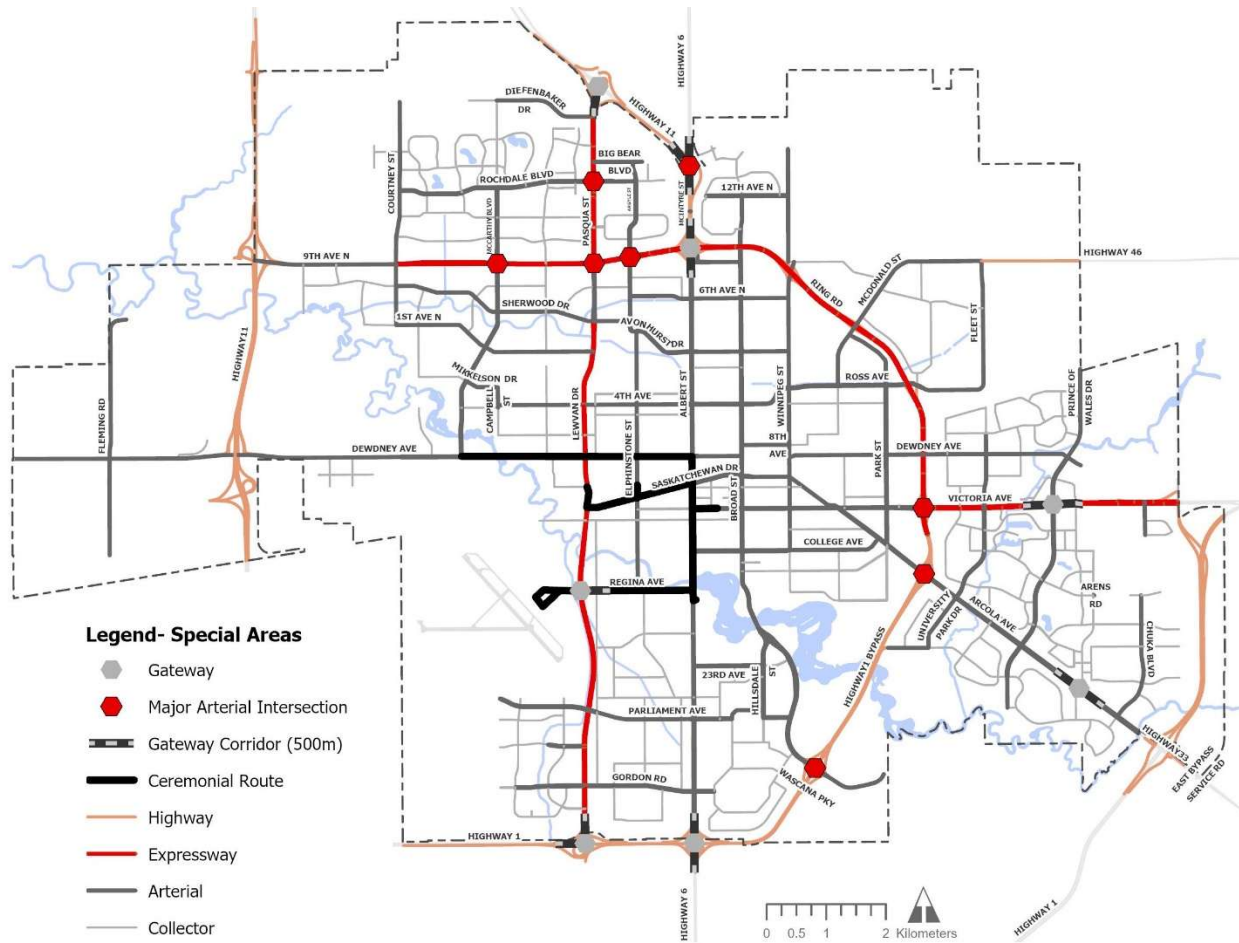


Figure 5B.F4: Major Roadways Landscape Design Map

(2024-9, s. 132, 2024)

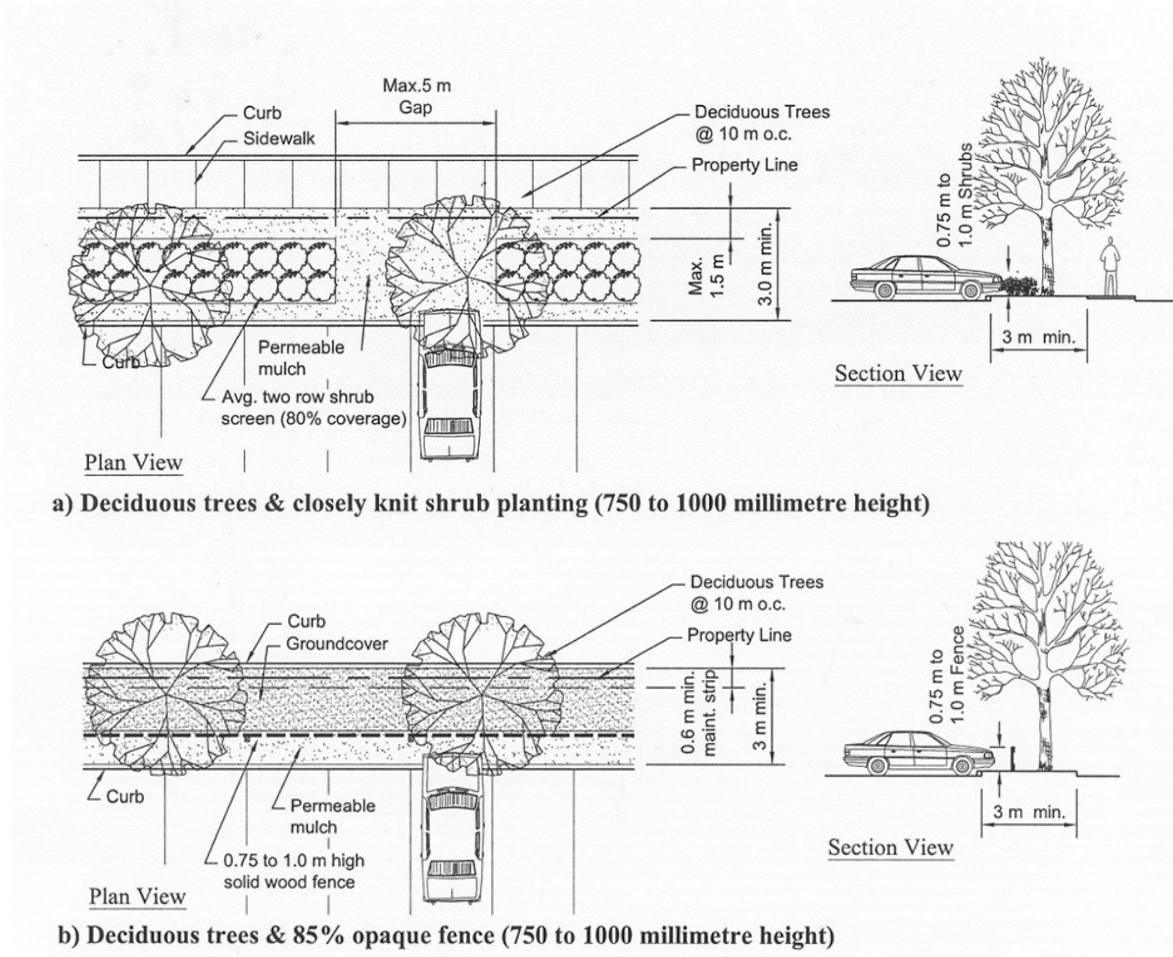


Figure 5B.F5: Perimeter Screening Requirements

(#2024-9, s. 132, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Light zone shall include aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities

and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; or
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 5B.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land;
 - (b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.
(#2021-31, s.18, 2021, #2023-47, s. 18, 2023)

7.6 SCREENING FOR SPECIFIC LOCATIONS

In addition to the screening requirements in section 5B.7.5, every new development or substantial addition to an existing development on lots within the 100 and 200 blocks of North Winnipeg Street shall provide a continuous fence to a height of a minimum 1.83 metres to a maximum of the allowable fence height as prescribed in section 2D.2.1 along the rear property line.

(2023-47, ss. 18-19, 2023)

PART 5C

IH – INDUSTRIAL HEAVY ZONE

5C.1 INTENT

This zone is intended to:

- (a) protect land suitable for the highest intensity of industrial development;
- (b) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling in conjunction with products that are produced on-site; and
- (c) allow for small scale commercial activities which support industrial uses and their employees.

5C.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 5C apply to all land uses and developments in the Industrial Heavy zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Industrial Heavy zone.
- (3) The Industrial Heavy zone shall apply to lands that:
 - (a) are suitable for the highest intensity of industry;
 - (b) are suitable for hazardous material and dangerous goods and can accommodate adequate separations, infrastructure and safeguards to respond to hazards and conditions involving hazardous materials and dangerous goods;
 - (c) have access to suitable roadways to safely transport hazardous materials and dangerous goods; and
 - (d) are suitably separated from any sensitive lots.

5C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 5C.T1 lists building types that are permitted or discretionary in the Industrial Heavy zone.
- (2) Any building types other than those listed in Table 5C.T1 are prohibited in the Industrial Heavy zone.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Heavy zone.

TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (b) is not on the same lot as a building containing a use in the dwelling land use class. 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but: <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class. 	
T1.4	Building, Stacked	Permitted where the: <ol style="list-style-type: none"> (1) maximum building height is 15 metres or less; or (2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, and: <ol style="list-style-type: none"> (a) (a) does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and 	Discretionary where the: <ol style="list-style-type: none"> (1) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building contains a use in the dwelling land use class; or (2) maximum building height is greater than 15 metres but less than or equal to 30 metres and the building does not contain a use in the dwelling land use class, but: 	---

TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
		(b) is not on the same lot as a building containing a use in the dwelling land use class.	(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class.	

(#2020-33, s.64, 2020, #2024-40, s. 5-6, 2024)

3.2 LAND USE REQUIREMENTS

- (1) Table 5C.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Heavy zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5C.2;
 - (c) the development standards in subpart 5C.4;
 - (d) the parking and loading requirements in subpart 5C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 5C.7; and
 - (f) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Heavy zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:
 - (a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and
 - (b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.
- (3) The following land uses are prohibited in the Industrial Heavy zone:
 - (a) any land use that is not listed in Table 5C.T2;

- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5C.T2; and
- (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw.

(#2021-62, s. 25, 2021)

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Food & Beverage, Outdoor	Permitted if dedicated outdoor area is: (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if dedicated outdoor area is: (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Food and Beverage, Restaurant • Retail Trade, Cannabis • Retail Trade, Shop • Retail Trade, Motor Vehicle – Light	Permitted if gross floor area is less than 500 square metres per unit.	Discretionary if gross floor area is 500 square metres or more per unit.	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
T2.3	Office	Permitted if gross floor area is 1,000 square metres per building, or less.	Discretionary if the gross floor area is above 1,000 square metres, but less than 4,000 square metres, per building.	(1) Discretionary “Office” developments exceeding 1,000 square metres must contain industrial uses within the building or onsite including warehouse space, manufacturing or storage of equipment, fleet vehicles / field service vehicles (i.e. vehicles left onsite overnight). (2) The Development Officer may consider a relaxation to subsection (1) to permit Office exceeding 1,000 square metres without discretionary use approval for properties: a) That were legally existing or approved under a former Zoning Bylaw that permitted “Office” or an equivalency of general office space; and

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>b) Where the “Office” floor area proposed has already been constructed to accommodate “Office” use; and</p> <p>c) Where any proposed changes to the building are contained within the existing building footprint.</p> <p>(3) Where the “Office” development is accommodated within a designated heritage property and the heritage designation is maintained as part of the development, there is no limit on the gross floor area for “Office” in accordance with the <i>Official Community Plan</i>.</p>
T2.4	<ul style="list-style-type: none"> • Agriculture, Cannabis • Agriculture, Indoor • Agriculture, Outdoor • Agriculture, Animal Support • Assembly, Ceremonial • Assembly, Range • Assembly, Recreation • Drive-Through, Accessory • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Industry, Light • Industry, Salvaging – Light • Institution, Training • Open Space, Active • Public Use, General • Retail Trade, Fuel Station • Retail Trade, Motor Vehicle-Heavy • Retail Trade, Outdoor Lot • Service Trade, Heavy • Service Trade, Motor Vehicle – Heavy • Service Trade, Motor Vehicle – Light • Service Trade, Wash – Heavy • Service Trade, Wash – Light • Storage, Outdoor • Storage, Personal • Storage, Warehousing • Transportation, Parking Structure • Transportation, Terminal • Utility, General • Wholesale Trade, Indoor • Wholesale Trade, Outdoor 	Permitted	---	<p>(1) “Service Trade, Wash-Heavy” and “Service Trade, Wash-Light” land uses are restricted as follows:</p> <p>(a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and</p> <p>(b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (e.g. garage doors) shall be positioned to avoid negatively impacting the Sensitive Lot or Major Roadway.</p> <p>(2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquified petroleum storage tanks.</p> <p>(a) all fuel pumps, fuel tanks and liquified petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <p>(i) 610 metres from a public water supply well; and</p> <p>(ii) 100 metres away from a public water supply reservoir; and</p> <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p> <p>(3) The “Open Space, Active” land use may not be established where</p>

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment”, “Retail Trade, Adult”, or “Assembly, Adult” land use.</p> <p>(4) The “Assembly, Recreation” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly, Adult” land use,</p> <p>(5) The measurement required in (3) and (4) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment”, or</p> <p>(b) In the case of Retail Trade, Adult” or “Assembly, Adult” land use to the nearest portion of the lot requiring separation.</p> <p>(c) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(6) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.</p> <p>(7) An “Assembly, Range” land use is prohibited on any lot that is within 50 metres of a Sensitive Lot or Major Roadway.</p> <p>(8) No land use where any kind of firearm will be used outdoors may be established within 3.1 kilometres of a Sensitive Lot or Major Roadway.</p>
T2.5	<ul style="list-style-type: none"> • Industry, Hazardous Material • Industry, Heavy • Industry, Salvaging – Heavy • Institution, Day Care • Storage, Hazardous Material 	---	Discretionary	<p>(1) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.</p> <p>(2) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body</p>

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>Rub Establishment” land use.</p> <p>(3) The measurement required in section (2) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot currently developed with any of the land uses mentioned in section (2).</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
(#2024-9, s. 133, 2024)				
T2.6	<ul style="list-style-type: none"> • Assembly, Adult • Retail Trade, Adult 	---	Discretionary	<p>(1) The “Assembly, Adult” or “Retail Trade, Adult” land use may not be established or enlarged on a lot that is closer than 182.88 metres from:</p> <p>(a) a lot containing an “Assembly, Adult, “Retail Trade, Adult” or “Service Trade, Body Rub Establishment” land use; or</p> <p>(b) a “Sensitive Lot.</p>
T2.7	<ul style="list-style-type: none"> • Service Trade, Body Rub Establishment 	Permitted	---	<p>(1) The “Service Trade, Body Rub Establishment” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <p>(a) “Assembly, Community”;</p> <p>(b) “Assembly, Recreation”;</p> <p>(c) “Assembly, Religious”;</p> <p>(d) “Institution, Education”;</p> <p>(e) “Institution, Day Care”;</p> <p>(f) “Open Space, Active”;</p> <p>(g) another lot containing a “Service Trade, Body Rub Establishment” land use; or</p> <p>(h) a Sensitive Lot.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade,</p>

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
				<p>Body Rub Establishment” to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) Any application submitted for a development permit in respect of a “Service Trade, Body Rub Establishment” land use must include the consent of the property owner.</p>
T2.8	• Work Camp	Permitted where development does not exceed 20 beds, for a limited term as approved by the Development Officer.	Discretionary where development includes more than 20 beds, for a limited term as approved by Council.	<p>Work Camps are restricted as follows:</p> <p>(a) upon expiry of the term of the use, the development lands shall be restored to their original state prior to existence of the Work Camp; and</p> <p>(b) parking requirements in relation to a Work Camp may be relaxed at the discretion of the Development Officer (in the case of a permitted use) or and at the discretion of Council (in the case of a discretionary use).</p>
T2.9	Repealed (#2025-15, s. 33, 2025)			
T2.10	Transportation, Terminal (i.e. rail yards)	----	Discretionary within 300 metres of properties zoned residential or mixed-use..	

(#2020-11, s.25-28, 2020) (#2020-33, s.65-66, 2020) (#2020-47, s.12, 2020, #2021-2, ss.59-61, 2021, #2021-31, s.19, 2021, #2021-55, ss.27-28, 2021, #2021, 62, s. 26, 2021, #2023-23, s. 48, 2023, #2024-9, s. 134, 2024, #2024-40, s. 7, #2024-77, s. 15, 2024, #2025-15, s.)

5C.4 DEVELOPMENT STANDARDS IN THE IH-INDUSTRIAL HEAVY ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5C.T3 apply to all buildings and Land Uses in the Industrial Heavy zone.

TABLE 5C.T3: INDUSTRIAL HEAVY ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	500 square metres
T3.2	Minimum Lot Frontage	
	(a) if the lot area is 2,000 square metres or more	60 metres
	(b) if the lot area is 750 square metres or more but less than 2,000 square metres	25 metres
	(c) if the lot area is less than 750 square metres	15 metres
T3.3	Minimum Front Yard Setback	7.5 metres
T3.4	Minimum Rear Yard Setback	
	(1) Where the rear yard does not adjoin a public lane or utility easement	
	(a) portions of any building or structure higher than 8 metres	3.0 metres
	(b) portions of any building or structure 4 to 8 metres in height	1.5 metres
	(c) portions of any building or structure under 4 metres in height	450 millimetres
	(2) Where the rear yard adjoins a public lane or utility easement	450 millimetres
T3.5	Minimum Side Yard Setbacks	
	(1) Minimum single side yard setback	
	(a) where abutting a Sensitive Lot or Major Roadway	3.0 metres
	(b) where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	
	(a) if the lot frontage is 60 metres or more	7.5 metres
	(b) if the lot frontage is less than 60 metres	3.0 metres
(#2024-9, s. 135, 2024)		
T3.6	Maximum Lot Coverage	
	(1) if the lot area is below 2,000 square metres	75%
	(2) if the lot area is 2,000 square metres or more	65%
T3.7	Maximum Building Height	30 metres

(#2024-40, s. 8, 2024)

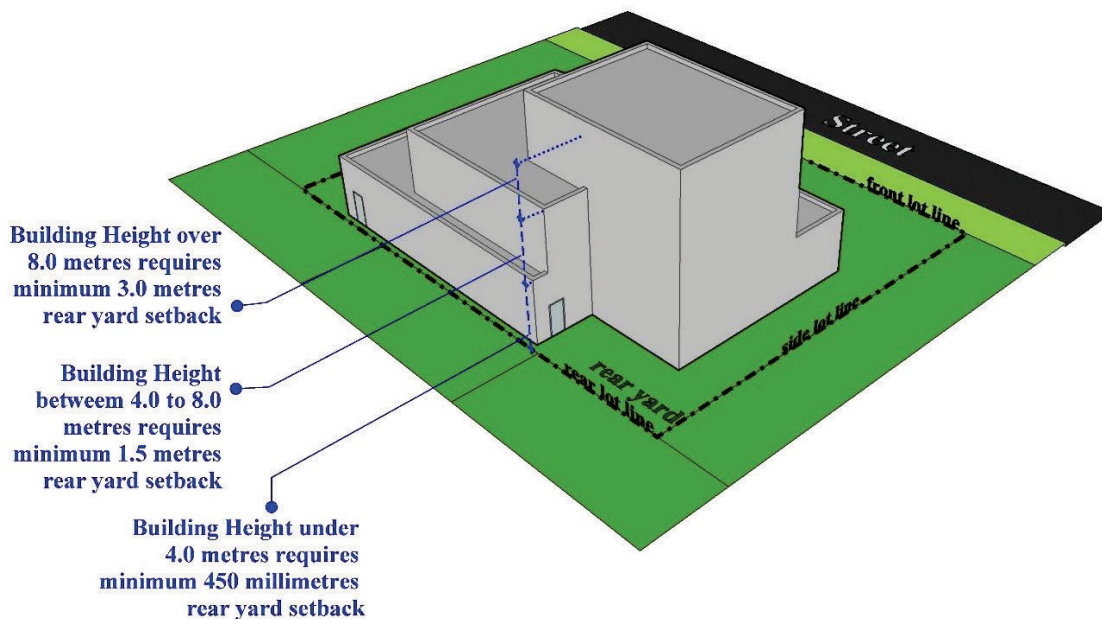


Figure 5C.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5C.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 5C.4.2(2)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5C.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5C.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (a) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 5C.4.2(2)(a).

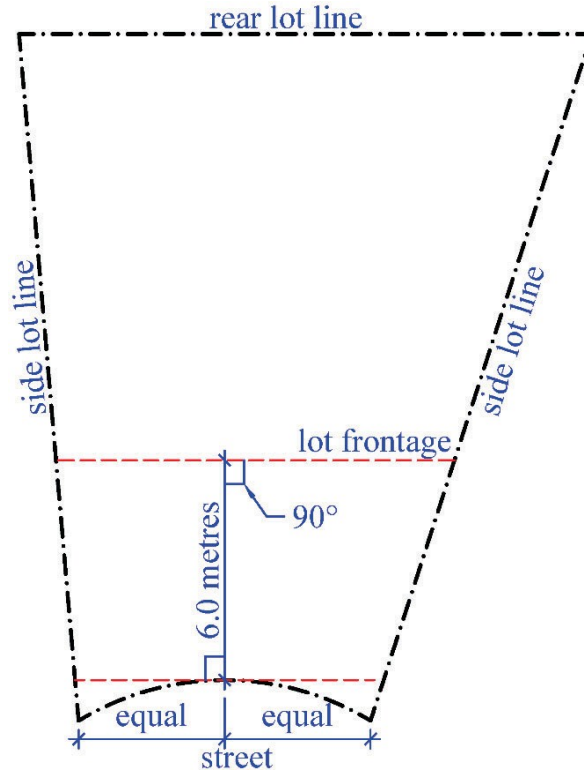


Figure 5C.F2: Minimum Frontage for a Curved Front Lot

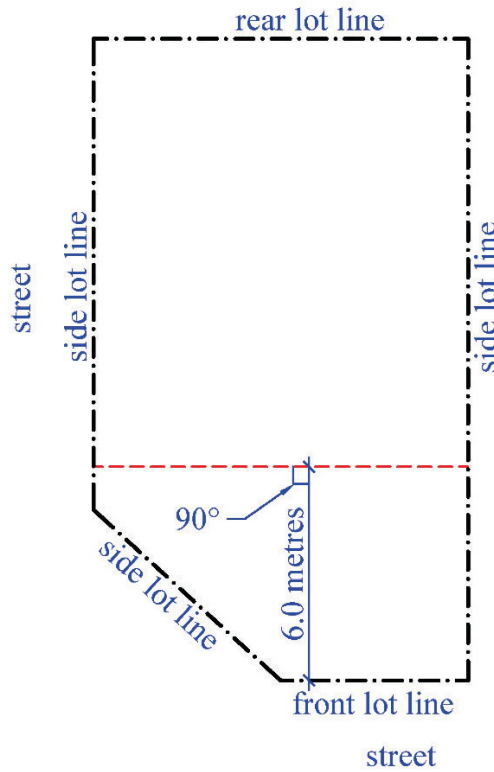


Figure 5C.F3: Minimum Frontage for a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 5C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5C.T3 and 5C.T4.

TABLE 5C.T4: INDUSTRIAL HEAVY ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.
	Uncovered Balcony, Deck or Platform			
T4.2	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 mm from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered, Includes “Food & Beverage, Outdoor” land use subject to the land use requirements	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	Nil from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps, exterior insulation as a part of energy retrofits on the existing building envelope or structure	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
(#2024-9, s. 136, 2024)				

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 5C.4.4(2), the maximum building height prescribed in Table 5C.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;

- (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna;
 - (k) a solar panel; or
 - (l) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 5C.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such height or area as is necessary to accomplish the purpose they are to serve.
- (3) Notwithstanding any other section of Part 5C, no maximum height limit shall apply to mechanical or equipment structures, or structures of similar purpose.

(#2023-23, s. 49, 2023, #2024-40, s. 9, 2024)

5C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5C.T3.
- (2) Notwithstanding subsection 5C.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and

- (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.
- (4) Habitable space or dwellings not exceeding 100 square metres per unit of industrial use may be considered as an accessory use to a land use in the “Industry” land use class, excluding “Industry, Artistic”, for the purpose of accommodating employees’ needs for temporary respite, security or caretaker quarters.

(#2020-47, s.10, 2020)

5C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Heavy zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All required parking or loading spaces as per section 1F.2.9 of this Bylaw, shall be located entirely on the same lot as the principal land use they serve.
(#2025-15, s. 34, 2025)
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in any area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements in Table 5C.T5 apply to development in the Industrial Heavy zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 5C.T5: INDUSTRIAL HEAVY ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individual Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
T5.2	All other land uses	(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the off-site passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes. One stall is required per 175 square metres of gross floor area.	

(#2020-33, s.67, 2020)

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 10,000 square metres, one loading stall shall be required.

- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5C.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 5C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls there shall be either:
 - (a) One short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 5C.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

(#2023-23, s. 50, 2023)

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 5C.6.4

and 5C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5C.6.7(1).

(#2021-2, s.62, 2021)

5C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Industrial Heavy zone requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5C.7(1).
 - (2.1) The following perimeter screening requirements shall apply where a surface parking area, loading area or outdoor storage area abuts a public street (see Figure 5C.F5):
 - (a) Shrubs or fencing shall be provided to form a screen between 0.75 metres and 1.0 metres in height and shall cover 80 per cent of the length of the area to be screened. Fencing shall be at least 85 per cent opaque;
 - (b) In the case of shrub plantings, shrubs shall be spaced to form a closely-knit mass and an average of 2 rows is required; and
 - (c) The maximum width for a continuous, uninterrupted strip of permeable mulch shall be 1.5 metres, except that isolated areas of up to 5 metres in length may exceed the maximum 1.5-metre width.
(#2024-9, s. 137, 2024)
- (3) The landscaping requirements are for a principal use only.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Heavy zone to meet the total site landscaping area as required by subsection 5C.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 5C.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 5C.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 5C.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

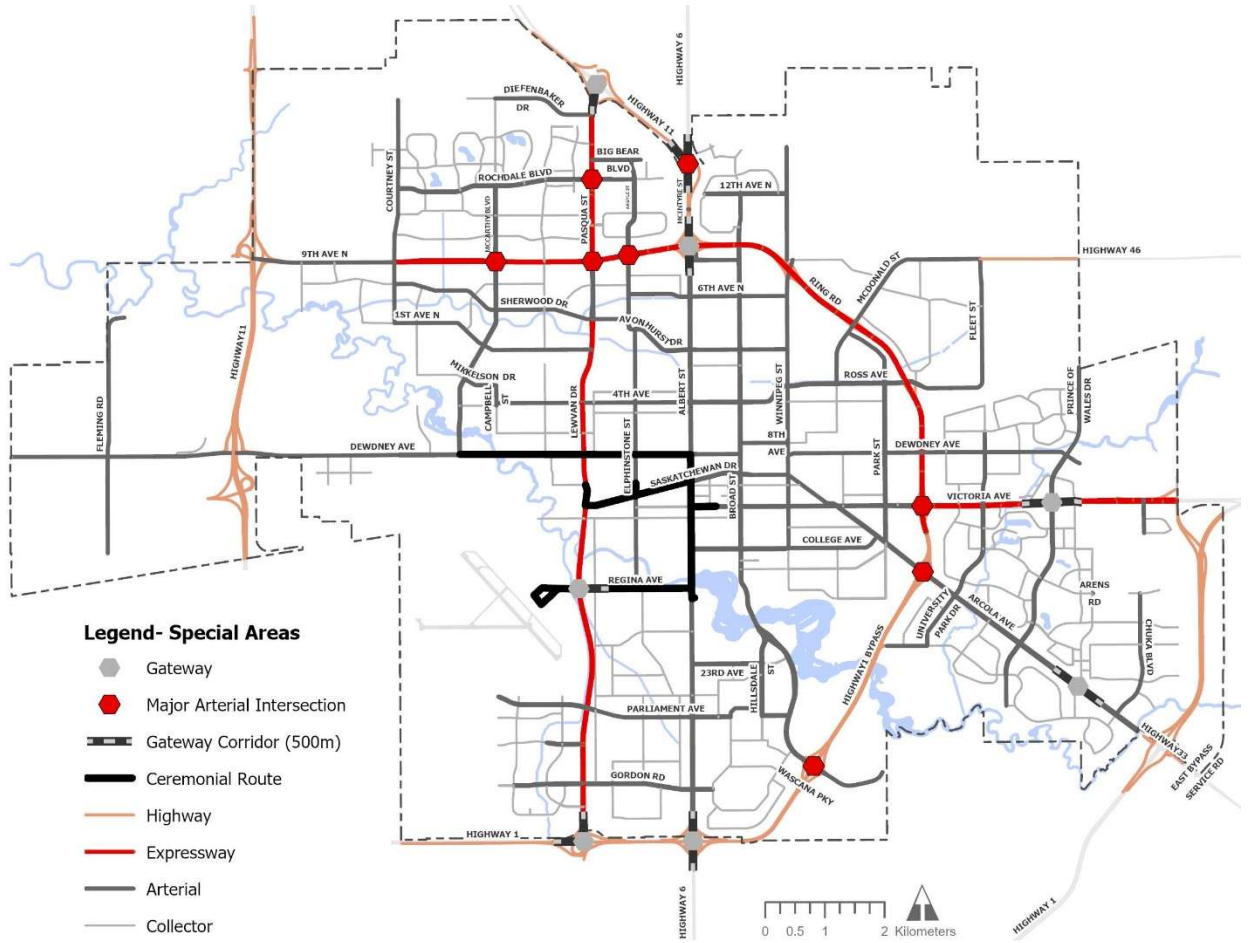


Figure 5C.F4: Major Roadways Landscape Design Map

(#2024-9, s. 138, 2024)

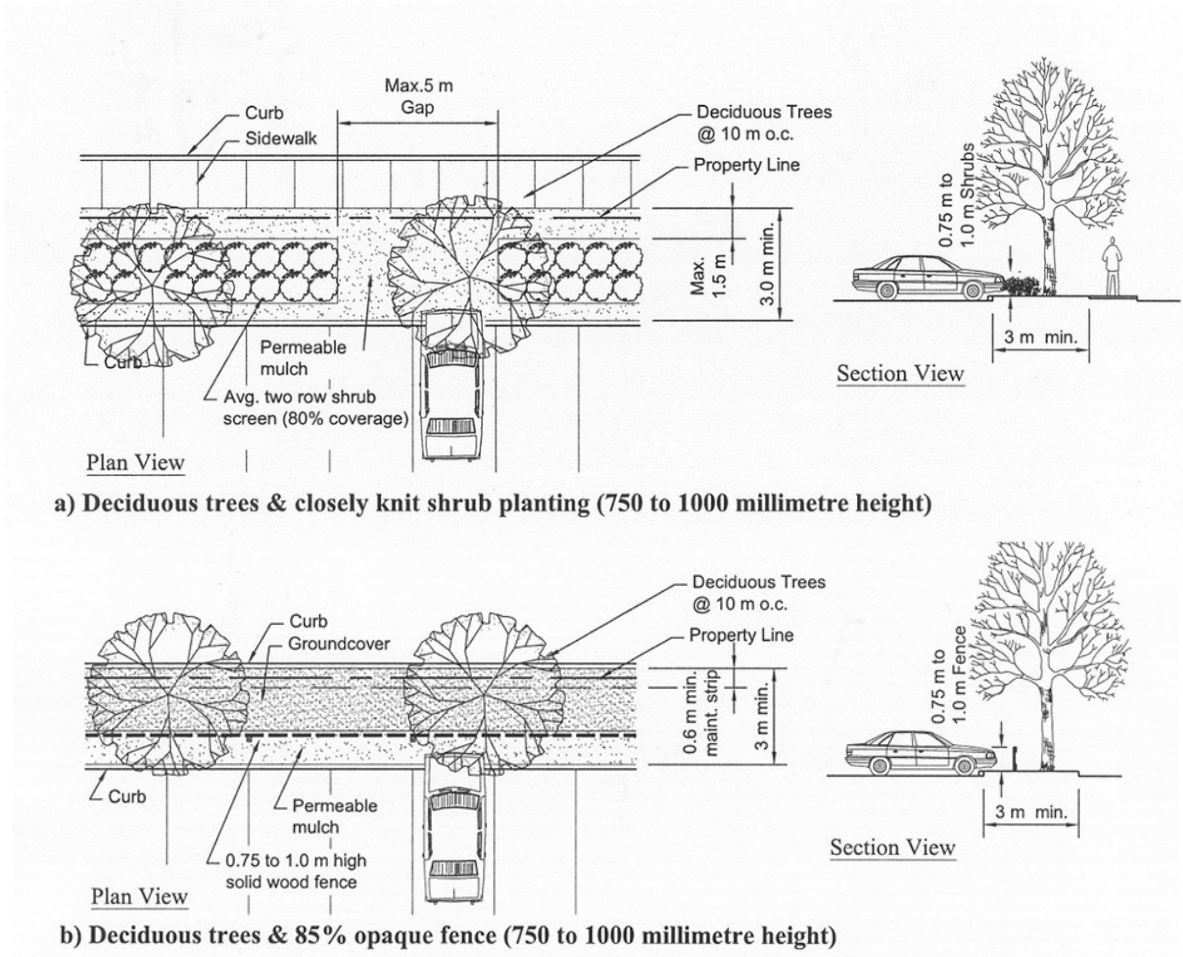


Figure 5C.F5: Perimeter Screening Requirements

(#2024-9, s. 139, 2024)

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Heavy zone shall include aesthetic screening at a minimum height of 1.83 metres up to a maximum of the allowable fence height as prescribed in section 2D.2.1 along its abutting lot lines where the proposed development abuts a lot in a Residential or a Mixed-Use zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to

the satisfaction of the Development Officer:

- (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; and
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 5C.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;
 - (b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.

(#2021-31, s.20, 2021)