

**Working Draft
September 27, 2018**

Port Wallace Commercial – Industrial (CI) ZONE

Permitted Uses

The following uses only shall be permitted in a CI Zone:

- (a) Uses existing on the effective date of this Part
- (b) Broadcast uses
- (c) Cannabis production facilities
- (d) Commercial recreation uses
- (e) Community recreation uses
- (f) Day care facilities
- (g) Dealership uses
- (h) Garden centres
- (i) Industrial training
- (j) Industrial uses, except:
 - i. Heavy industrial uses
 - ii. Salvage yards; and
 - iii. CD-1, CD-2, and CD-3 Zone uses;
- (k) Kennels and animal shelters
- (l) Restaurants (drive-through, full-service or take-out)
- (m) Retail uses to a maximum gross floor area of 3000 square feet (278.7 square metres)
- (n) Retail building suppliers
- (o) Self-storage facilities
- (p) Utility uses
- (q) Vehicle services
- (r) Accessory uses, including accessory office and retail uses
- (s) Caretaker units

Requirements for all Uses

Lands or buildings used for CI uses in a CI Zone shall comply with the following requirements:

- (a) Lot area minimum – 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard – 20 ft. (6.1 m);
- (c) The external cladding of buildings shall not have the appearance of:
 - i. unfinished concrete, except for foundation walls no greater than 2 ft. (0.6 m) above grade;
 - ii. plywood; or
 - iii. particle board, chip board or strand board;
- (d) Every new or expanded main building shall have at least one pedestrian entry door which:
 - i. faces the public street; and
 - ii. is accessed from a pedestrian walkway;
- (e) Every new or expanded main building shall have a pedestrian walkway that:

- i. provides access from the public street to any pedestrian entry door referred to in clause (d) above;
 - ii. Is clearly separated from any vehicle parking or driving areas by:
 - i. changes in grade; or
 - ii. changes in materials;
- (f) Off-street loading areas shall be located at the side or rear of buildings;
- (g) No outdoor storage shall be permitted within any yard abutting a streetline;
- (h) Except for areas where landscaping is required, outdoor display shall be permitted in any yard;
- (i) Except for driveways and walkways, landscaping shall be provided of at least 10 feet (3 m) in depth measured at right angles from the property boundary abutting the streetline. Landscaping shall consist of grass or other plant ground cover, and shall include one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area, and one double-staked nursery stock tree with minimum 50mm base caliper for every 50 feet of lot frontage;
- (j) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping; and

Outdoor Lighting

- XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).
- XX Security lighting for multiple unit residential dwelling uses shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaries shielded to prevent unnecessary glare.
- XX An exterior lighting plan for any Multi Unit Building shall be submitted to the Development Officer for review to determine compliance with zone requirements. The lighting plan shall contain, but not be limited to, the following:
 - (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
 - (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and
 - (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

Buffering Requirements

- # All structures and uses of land shall set back a minimum of 328 feet (100 m) from lots that are zoned or used for residential purposes and shall be effectively screened by either a vegetated area or a berm.
- # All structures located within 3,008 feet (300 m) from a lot that is zoned or used for residential purposes shall be a maximum of 65 feet (19.81 m) in height.

Special Requirements

- # Cannabis production facilities in the CI Zone shall meet the following requirements:
 - (a) Where a lot containing a cannabis production facility abuts a lot
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground,such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

- # Caretaker units in the CI Zone shall:
 - (a) be located within a main building that contains a permitted industrial use;
 - (b) provide living accommodation for a maximum of two adults;
 - (c) be fully separated from the industrial use by walls, partitions or a floor;
 - (d) have an entrance separate from the industrial use; and
 - (e) have a maximum floor area of 602.8 sq. ft. (56 sq. m.)

- # Existing uses shall meet the following requirements:
 - (a) Uses lawfully existing on the effective date of this Part shall be considered permitted uses in the CI Zone;
 - (b) Existing uses shall be permitted to be:
 - (i) extended, enlarged or altered;
 - (ii) permitted to resume operation if discontinued; and
 - (iii) permitted to be replaced or rebuilt if destroyed, on the lot on which they occupied on the effective date of this Part, subject to the requirements of this Part.

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September 27, 2018**

Port Wallace General Industrial (GI) Zone

XX PERMITTED USES

The following uses only shall be permitted in a GI Zone:

- (a) Uses existing on the effective date of this Part
- (b) Dealership uses
- (c) Industrial training
- (d) Industrial uses, except:
 - i. Uses permitted by the CD-, CD-2 and CD-3 Zones
- (e) Retail building suppliers
- (f) Utility uses
- (g) Accessory uses, including accessory office and retail uses
- (h) Caretaker units

General Requirements

XX Lands or buildings used for all GI uses in a GI Zone shall comply with the following requirements:

- (a) Lot area minimum – 5,000 sq. ft. (464.5 sq. m);
- (b) Minimum front or flankage yard – 20 ft. (6.1 m);
- (c) Loading bays shall be located on the side or rear of buildings;
- (d) Except for driveways and walkways, landscaping shall be provided of at least 10 feet (3 m) in depth measured at right angles from the property boundary abutting the streetline. Landscaping shall consist of grass or other plant ground cover, and shall include one ornamental shrub for every 100 sq. ft. (9.29 sq. m.) of required landscaped area, and one double-staked nursery stock tree with minimum 50mm base caliper for every 50 feet of lot frontage;
- (e) Except for areas where landscaping is required, outdoor storage and outdoor display shall be permitted in any yard;
- (f) Garbage and waste containers shall be screened from view from adjacent properties and public streets with an effective visual barrier, such as an opaque fence or landscaping;

Outdoor Lighting

XX Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. All lot lighting shall be dark sky compliant (street lighting does not need to be DSC).

XX Security lighting shall be directed to all walkways and parking areas. Freestanding security lighting shall not exceed a height of 5.5m. All exterior lighting shall be directed downwards with luminaires shielded to prevent unnecessary glare.

XX An exterior lighting plan for any new or expanded building shall be submitted to the Development

Officer for review to determine compliance with zone requirements. The lighting plan shall contain, but not be limited to, the following:

- (a) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices;
- (b) The lighting plan shall include certification from a qualified person that the lighting plan meets the requirements of this zone; and
- (c) Prior to Occupancy Permits being issued the Developer shall provide to the Development Officer a letter from a qualified person that the installation of lighting meets the requirements of this zone.

Special Requirements

XX Heavy industrial uses in the GI Zone shall meet the following requirements:

- (a) Notwithstanding Section #, lot area minimum – 107,639 sq. ft. (1.0 ha);
- (b) Buildings and structures, including mobile structures, used for heavy industrial uses shall have a minimum side and rear yard of:
 - i. 24.6 ft. (7.5 m) if the yard abuts a lot zoned other than the GI Zone;
 - ii. 230 ft. (70 m) if the yard abuts a lot:
 - (a) zoned or used for residential purposes, or
 - (b) that is used for a daycare, community centre, school, religious institution, public park or playground.

XX Salvage yards in the GI Zone shall meet the following requirements:

- (a) Notwithstanding Section #, the lot area minimum shall be 107,639 square feet (1 hectare);
- (b) Salvage operations and scrap materials storage on the site shall be completely enclosed and screened from the view of any adjacent sites or streets;
- (c) Without restricting the generality of clause (a) above, a fence shall be constructed around the entire property which shall be:
 - i. not less than 6 feet (1.8 metres) in height;
 - ii. constructed of opaque material;
 - iii. set back a minimum of 20 ft. (6.1 m) from the streetline;
- (d) A lot containing a salvage yard must be separated a minimum distance of 500 ft. (152.4 m) from, and shall not abut any lot that is:
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground.

XX Cannabis production facilities in the GI Zone shall meet the following requirements:

- (a) Where a lot containing a cannabis production facility abuts a lot
 - i. zoned or used for residential purposes, or
 - ii. that is used for a daycare, community centre, school, religious institution, public park or playground,such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

XX Caretaker units in the GI Zone shall:

- (a) be located within a main building that contains a permitted industrial use;
- (b) provide living accommodation for a maximum of two adults;

- (c) be fully separated from the industrial use by walls, partitions or a floor;
- (d) have an entrance separate from the industrial use; and
- (e) have a maximum floor area of 602.8 sq. ft. (56 sq. m.)

XX Existing uses shall meet the following requirements:

- (a) Uses lawfully existing on the effective date of this Part shall be considered permitted uses in the GI Zone;
- (b) Existing uses shall be permitted to be:
 - (i) extended, enlarged or altered;
 - (ii) permitted to resume operation if discontinued; and
 - (iii) permitted to be replaced or rebuilt if destroyed,on the lot on which they occupied on the effective date of this Part, subject to the requirements of this Part.

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