

907

Industrial Heavy (IH)

1. Principal Use

- i) **On any lot:**
 - a) Heavy industrial use
 - b) Light industrial use
 - c) Log handling and storage facility
 - d) Processing of sand and gravel
 - e) General contractor services and storage yard
 - f) Industrial equipment maintenance and repair
 - g) Mini-storage only at the property legally described as Lot A, DL 239, Plan VIP50810 (1754 Ryan Road)

2. Accessory Uses

- i) **On any lot:**
 - a) Retail and wholesale sales
 - b) Offices
 - c) Residential use limited to one dwelling unit
 - d) Industrial equipment maintenance and repair
 - e) Warehousing
 - f) Storage and sale of aggregate material and products
 - g) Outdoor storage

3. Conditions of Use

- i) All sawmills or portable sawmills shall be subject to the following conditions:
 - a) Minimum yard setback along all lot lines of 30.0 metres. Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres in height. Uses abutting an area zoned under Part 700, Residential Zones, shall be screened and buffered from adjacent properties through the use of fencing, berming or evergreen vegetation being not less than 2.0 metres in height. Solid fencing may be as high as 3.0 metres.
- ii) All gravel, sand, mineral or peat processing operations shall be subject to the following conditions:
 - a) A minimum setback of 30.0 metres from any lot line abutting a lot zoned under Part 700, Residential Zones.
 - b) No loading or storage areas shall be located in any required yards.
 - c) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation of not less than 2.0 metres in height.

- d) Uses abutting an area zoned under Part 700, Residential Zones, shall be screened and buffered from adjacent properties through the use of fencing, berming or evergreen vegetation being not less than 2.0 metres in height. Solid fencing may be as high as 3.0 metres.
 - e) A single sign not exceeding 1.0 square metre in area may be located on the lot on which the use is carried out.
- iii) All general contractors services and storage yard operations shall be subject to the following conditions:
- a) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 15.0 metres of any lot line abutting a lot zoned under Part 700, Residential Zones.
 - b) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 7.5 metres of any lot line abutting a lot under any other zone.
 - c) No parking or loading areas shall be located within 7.5 metres of any lot line and all such areas shall be incorporated within a landscaped area.
 - d) All storage yards, outdoor storage, or outdoor equipment maintenance and repair areas used in conjunction with a principal or accessory use must be screened from any abutting property zoned under Part 700, Residential Zones.
 - e) Screening details for storage yards, outdoor storage, or outdoor equipment maintenance and repair areas are as follows:
 - 1) Along any lot line, which immediately joins a highway, the lot shall be fully screened from view with an evergreen hedge not less than 2.4 metres in height and not less than 1.0 metre in width.
 - 2) The hedge shall be included within a fully landscaped area of not less than 7.5 metres in width along the inside of the lot lines, or as prescribed by the development permit. Landscaping shall be incorporated within all setback areas.
 - 3) Solid wood fencing or evergreen hedging, not less than 2.0 metres in height, shall be erected along portions of lot lines between all storage yards, outdoor storage or equipment maintenance areas and lots used for residential purposes. Solid fencing may be as high as 3.0 metres.
 - 4) All screening, including hedging and fencing shall be well maintained.
 - 5) If a property is adjacent to the Agricultural Land Reserve boundary, a fence and landscaped buffer area of at least 8.0 metres in width shall be provided along the inside of the lot line.
- iv) Except where otherwise specified, all lots shall be screened from any abutting lots by screening that is not less than 2.0 metres in height.
- v) All outdoor storage or supply yards shall be screened from any abutting property zoned under Part 700, Residential Zones, in accordance with Section 310.
- vi) No loading or storage areas shall be located in any required yards.

4. Siting and Height of Buildings and Structures

The maximum height of principal buildings is 12.0 metres and the maximum height of accessory buildings is 8.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal		7.5m	7.5m	7.5m	7.5m
Accessory	4.5m or less	7.5m	7.5m	7.5m	7.5m
Accessory	8.0m - 4.6m	7.5m	7.5m	7.5m	7.5m

5. Lot Coverage

- i) The lot coverage for all buildings and structures shall not exceed 50 per cent.
- ii) The maximum site coverage shall not exceed 75 per cent.

6. Subdivision Requirements

- i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.
- ii) **Minimum Lot Area for All Other Lands:** 2.0 hectares