

906

Industrial Light (IL)

1. Principal Use

- i) **On any lot:**
 - a) Light industrial
 - b) Wood processing
 - c) General contractor services and storage yard
 - d) Retail and wholesale sales
 - e) Industrial equipment, sales and service
 - f) Automobile body shop
 - g) Plant nursery and greenhouse
 - h) Veterinary establishment
 - i) Water and beverage bottling only at the properties legally described as Lot A, District Lot 50, Newcastle District, Plan 49534 and That Part of Lot 2, District Lot 50, Newcastle District, Plan 9853 Lying To The West of Berray Road As Said
 - j) Mini-storage only at the properties legally described as Lot A, Block 29, Comox District, Plan 18686; Lot 1, District Lot 114, Comox District, Plan 2280; Lot B, Plan 13432, District Lot 103, Comox District and Lot 5, District Lot 249, Comox District, Plan VIP20040

2. Accessory Uses

- i) **On any lot:**
 - a) Residential use limited to one dwelling unit
 - b) Offices
 - c) Warehousing
 - d) Outdoor storage
 - e) Pet crematorium

3. Conditions of Use

- i) **All uses listed in Section (1), Principal Uses, shall be subject to the following conditions:**
 - a) No parking, loading or storage areas shall be located within 1.5 metres to any lot line.
 - b) All outdoor storage or supply yards shall be screened from any abutting property zoned under Part 700, Residential Zones, in accordance with Section 310.
 - c) Retail sale floor area shall not exceed 1,000 square metres on any lot.
 - d) Permitted F.A.R. = 0.5
For each 10 per cent increase in Open Space, above the 25 per cent required for the zone, to a maximum of 60 per cent, maximum F.A.R. is increased by 0.05.

- e) A minimum of 25 per cent of the lot area shall be retained as open space.
- ii) 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.

4. Siting and Height of Buildings and Structures

The maximum height of principal buildings is 10.0 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
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5. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 50 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:**

The minimum lot area permitted shall be:

- a) When connected to community water and sewer: 2,000 square metres
- b) When connected to either community water or sewer: 4,000 square metres
- c) When serviced by well and approved septic disposal: 1.0 hectare