

**11.8**

**INDUSTRIAL ONE (I-1)**

11.8.1 **PERMITTED USES**

- a) Heavy industrial equipment and agricultural equipment sales, service and storage;
- b) Service stations and body shops;
- c) Warehouses and wholesale establishments;
- d) Repair and manufacturing;
- e) Refuse disposal site;
- f) Extraction of sand and gravel;
  - i) a minimum yard of 30.0 metres (98.4 feet) from all property lines is required for uses listed in Section 11.8.1(e) and (f).
- g) Smoking and canning of fish;
- h) Boat **building** and repair, storage;
- i) Fuel storage and sales;
- j) Single **family** residential use **accessory to** the Principal industrial use;
- k) Auto wrecking yards subject to:
  - i) a 1.0 metre (32.8 feet) landscaped buffer zone and fence at least 2.0 metres (6.56 feet) in height along all storage yards;
  - ii) a minimum of 30.0 metres (98.4 feet) setback from any property line of a residential zoned **lot**.
- l) ONLY ON Lot 3, District Lot 207 & 180, Quadra Island, Sayward Land District, Plan VIP 59552:
  - i) cannabis production only indoors.

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11.8.2 **LOT AREA**

The minimum **lot** area in the Industrial One (I-1) zone shall be 4000.0 square metres (0.99 acres).

11.8.3 **SETBACKS**

Except where specified otherwise in this bylaw:

- 1) **Front yard** shall be a minimum of 7.5 metres (24.6 feet) from a front **lot** line;
- 2) **Rear yard** shall be a minimum of 7.5 metres (24.6 feet) from a rear **lot** line;
- 3) **Side yard** shall be a minimum of 7.5 metres (24.6 feet) from a side **lot** line.

11.8.4 **LOT COVERAGE**

The maximum *lot coverage* of all *buildings* and *structures* shall be 35%.

11.8.5

**CONDITIONS OF USE**

#1401

- a) Unless specified otherwise all required setbacks on boundaries abutting property zoned Residential, Country Residential, or Rural, shall be landscaped with natural vegetation consisting of a dense combination of shrubs, evergreen trees and plants to create a solid screen not less than 1.8 metres (5.9 feet) in height. Where a fence is used it shall be secondary to the vegetation screening, not in excess of 2.0 metres (6.56 feet) in height and not located within the required setback.
  
- b) Unless specified otherwise the front yard setback shall be landscaped with natural vegetation consisting of a combination of shrubs, plants, flowers, and grasses and other ornamental materials including at the required setback, a 1.8 metres (5.9 feet) high, decorative wood fence that has a screening effect.

*END - I-1*