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INDUSTRIAL ONE (IN-1)

This zone is intended to provide land and water for industrial operations.

1) PERMITTED PRINCIPAL USES

On any lot or portion of any lot zoned IN-1 only the following principal uses are permitted:

- a) Automobile body shop;
- e) Barge ramps, waterfront freight handling facilities and warehousing;
- f) Industrial;
- g) Industrial equipment sales and service;
- h) Log handling and storage facilities;
- i) Marina, moorage, boat ramps, wharves or floats;
- j) Park;
- k) Utility use;
- l) Wood processing including handling, storage, fabricating, manufacturing and wholesale distribution of wood products.

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2) PERMITTED ACCESSORY USES

On any lot or portion of any lot zoned IN-1 only the following accessory uses are permitted:

- a) Offices;
- b) Residential use limited to two dwelling units;
- c) Retail and wholesale sales.

3) CONDITIONS OF USE

- a) No parking, loading, storage areas or supply yards shall be located within 3.0 metres (9.8 feet) to any adjoining or adjacent property zoned to permit commercial, residential or public assembly use as a principal permitted use. No setback is required for parking, loading or storage areas adjacent to any other property zoned Industrial.

- b) Where a front, side, or rear yard abuts, or is adjacent to, a parcel zoned to permit commercial, residential or public assembly use as a principal permitted use, and the development on the subject parcel is visible from either these adjacent parcels or highway, this yard shall be used to create a solid screen not less than 2.0 metres (6.6 feet) in height by use of landscaped berms, vegetation, fencing or a combination thereof. This fence shall be well maintained and uniformly painted.
- c) No signs shall exceed 8.0 square metres (86.1 square feet) in size.
- d) All landscaping required herein shall be completed not later than twenty-four (24) months from the date a land use activity is initiated.

End • IN-1