

Industrial General Zone	ING
Industrial General Two Zone	ING2
Industrial General Commercial Zone	INGC

A. Zone Intent

1. The intent of the **ING**, **ING2** and **INGC** Zones is to provide for a mix of **Industrial Uses** on a **Lot** designated **Industrial**. In addition, the **ING2** Zone permits **Barge Loading** as a **Use**, and the **INGC** Zone provides for limited **Commercial Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **ING**, **ING2** and **INGC** Zones:

- a. **Industrial** limited to:

- i. **Auction–Wholesale**,
- ii. **Barge Loading** (ING2 Zone only),
- iii. **Industry (Heavy)**,
- iv. **Industry (Light)**,
- v. **Industry (Light Manufacturing)**,
- vi. **Mini-Storage**,
- vii. **Recycling Depot**,
- viii. **Industry (Transportation)**, and
- ix. **Warehouse**.

- b. **Office** limited to:

- i. **Office (General Use)** (INGC Zone only).

- c. **Recreation** limited to:

- i. **Commercial Outdoor Recreation**, and
- ii. **Indoor Recreation Facility**.

- d. **Service** limited to:

- i. **Animal Daycare** (INGC Zone only),
- ii. **Animal Shelter** (INGC Zone only),
- iii. **Beverage Container Return Centre** (INGC Zone only),
- iv. **Crematorium** (INGC Zone only),
- v. **Driving School** (INGC Zone only),
- vi. **Funeral Parlour** (INGC Zone only),
- vii. **General Service Use** (INGC Zone only),
- viii. **Veterinary Clinic** (INGC Zone only).

2. The following **Accessory Uses** and no other shall be permitted in the **ING, ING2** and **INGC** Zones.
- a. **Accessory limited** to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office limited** to:
 - i. **Office (Administrative Use)** – provided it is limited to a maximum of 50% of **Floor Area** of the **Principal Use**.
 - c. **Residential limited** to:
 - i. One **Dwelling Unit** provided it is located above the first **Storey**.
 - d. **Retail**, in the **INGC** Zone only, **limited** to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the maximum amount of **Floor Space** for **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
 - e. Storage **limited** to the following:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage**:
 - a. In the **INGC** Zone, all **Outdoor Storage** shall:
 - Not exceed 50% of the **Floor Area** of a **Principal Use** in size.
 - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - Not exceed 2.0 m (6.6 ft) in height, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot** line adjoining a **Street**.
 - Be located only on that part of a **Lot** surfaced with dust-free material.
 - Be bounded on all sides not adjacent to a **Building** or **Structure** by a fence of at least 1.8 m (6.0 ft) in **Height** constructed and maintained in a manner to completely screen storage from view from **Streets**, the fence shall be fronted by a **Landscaped Area** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) caliper.
 - b. In the **ING** and **ING2** Zones, all **Outdoor Storage** shall:
 - Not exceed 18.0 m (59.1 ft) in height, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot** line adjoining a **Street**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
ING, ING2, and INGC	0.2 ha (0.5 ac)

D. Setbacks

- i. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

- ii. Notwithstanding Section 1503 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. N/A

F. Density

1. N/A

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
ING	12.0 m (39.4 ft)	12.0 m (39.4 ft)
ING2	12.0 m (39.4 ft)	12.0 m (39.4 ft)
INGC	12.0 m (39.4 ft)	12.0 m (39.4 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 108.
- Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- Loading Spaces** shall be in accordance with the provisions of Section 111.