

717. **I-3 - INDUSTRIAL 3 ZONE**

718. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **I-3**:

- a) light industry, building supply, transportation;
- b) warehousing, including terminal;
- c) retail and wholesale when - ancillary to (a) and (b);
- d) machine and repair shop;
- e) office;
- f) restaurant;
- g) marina, including boat servicing and sales;
- h) veterinary hospital;
- i) aquaculture processing;
- j) retail and service of used cars and trucks;
- k) auto wrecking yards;
- l) processing of forest and wood products;
- m) one dwelling unit (for caretaker) in conjunction with the permitted uses;
- n) funeral parlour, crematorium; and
- o) accessory buildings and uses customarily incidental to the above uses
- p) "Medical Marihuana Production" and/or "Medical Marihuana Research and Development" are permitted on a lot provided that:
 - i. The lot is four thousand (4,000) square metres or more in area;
 - ii. No school is located within one thousand (1,000) metres of the lot;
 - iii. No "Developed Park" is located within five hundred (500) metres of the lot;
 - iv. No neighboring property, that is zoned R-1, R-1A, R-1B, R-2, R-3, R-4, R-4A, R-4B, R-5, R-7, C-2, C-5, C-5A, or any predominantly residential Comprehensive Development Zone, is located within one hundred (100) metres of the lot;
 - v. No building or structure is located within five (5) metres of any rear or side lot lines;
 - vi. No security fencing greater than 1.2 metres in height is located within two (2) metres of any lot line;
 - vii. Buildings and structures shall not cover more than fifty percent (50%) of the lot area;
 - viii. No building height exceeds two storeys or ten point five (10.5) metres;

- ix. Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs one point five (1.5) metres or more in height; AND,
“Medical Marihuana Production” and/or “Medical Marihuana Research and Development” are the only uses on the lot.

719. **LOT AREA AND WIDTH**

The minimum lot area required is one point seven five (1.75) hectares , and the minimum width is 15 meters.

720. **BUILDINGS PER LOT**

More than one principal building on a lot is permitted.

721. **LOT COVERAGE**

Buildings and structures shall not cover more than seventy-five (75%) percent of the lot area.

722. **SITING OF BUILDINGS AND STRUCTURES**

- 1) No building or structure except a fence shall be located within:
- a) seven point five (7.5) metres of a front lot line;
 - b) three (3.0) metres of a rear lot line;

723. **HEIGHT OF BUILDING**

- a) No principal building shall exceed ten point five (10.5) metres in height. b) No accessory building shall exceed six (6.0) metres in height.

724. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.