

750. **I-7 - INDUSTRIAL 7 ZONE**

751. **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-7**:

- a) light industry, building supply, transportation;
- b) warehousing, including terminal;
- c) retail and wholesale when - ancillary to (a) and (b);
- d) office when ancillary to (a) and (b);
- g) machine and repair shop;
- f) restaurant;
- g) institution;
- j) retail and service of used cars and trucks;
- m) one dwelling unit (for caretaker) in conjunction with the permitted uses; and
- n) accessory buildings and uses customarily incidental to the above uses.
- o) “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 fencing 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
 - x. “Medical Marihuana Production” and/or “Medical Marihuana Research and Development” are the only permitted uses on the lot.”

752. **MINIMUM LOT AREA**

The minimum lot area required is three thousand (3,000) square meters.

753. **MINIMUM LOT WIDTH**

The minimum lot width in this zone shall be not less than thirty (30) meters.

754. **LOT COVERAGE**

Buildings and structures shall not occupy more than seventy percent (70%) of the lot area.

755. **SITING OF BUILDINGS AND STRUCTURES**

- a) No buildings and structures shall be located within nine (9) meters of a front lot line;
- b) No buildings and structures shall be located within three (3) meters of a side lot line; except where a lot abuts an arterial road in which case no building or structure shall be located within 5 meters of the property line;
- c) No buildings and structures shall be located within three (3) meters of a rear lot line.

756. **HEIGHT OF BUILDING**

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

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

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

758. **BUFFER STRIP**

All lots adjacent to public roads and residential zoned properties shall maintain a vegetated 3 meter buffer.