

PART 5B

IL – INDUSTRIAL LIGHT ZONE

5B.1 INTENT

This zone is intended to:

- (a) gradually integrate low-intensity and medium-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
- (b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses;
- (c) provide for higher intensity uses where there are separations between the industrial land and sensitive lots;
- (d) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling in conjunction with products that are produced on-site; and
- (e) allow for small scale commercial activities which support industrial uses and their employees.

5B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 5B apply to all land uses and developments in the Industrial Light zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Industrial Light zone.
- (3) The Industrial Light zone shall apply to lands that:
 - (a) do not abut a lot zoned Residential or Mixed-Use; and
 - (b) are suitable for industrial activities, including outdoor industrial activities.

5B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 5B.T1 lists building types that are permitted or discretionary in the Industrial Light zone.
- (2) Any building types other than those listed in Table 5B.T1 are prohibited in the Industrial Light zone.
- (3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Light zone.

TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	<p>Permitted where the:</p> <ol style="list-style-type: none"> (1) building does not contain a use in the dwelling land use class and meets the following conditions: <ol style="list-style-type: none"> (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less. 	<p>Discretionary where the:</p> <ol style="list-style-type: none"> (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; <ol style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres. 	---

TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

- (1) Table 5B.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Light zone, subject to compliance with:
 - (a) the land-use-specific regulations in Table 5B.T2;
 - (b) the development standards in Subpart 5B.4;
 - (c) the parking and loading requirements in Subpart 5B.6;
 - (d) the landscaping and aesthetic screening requirements of Subpart 5B.7; and
 - (e) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Light zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:
 - (a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be

reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and

- (b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.
- (3) The following land uses are prohibited in the Industrial Light zone:
- (a) any land use that is not listed in Table 5B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5B.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor 	Permitted if dedicated outdoor area is: (a) less than 100 square metres per lot; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use	Discretionary if dedicated outdoor area is: (a) 100 square metres per lot, or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	<ul style="list-style-type: none"> • Food & Beverage, Lounge • Food & Beverage, Restaurant • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is between 300 and 1,000 square metres per lot, inclusive.	(1) No land use within this group shall be developed within 100 metres of any lot zoned Residential or Mixed-Use, except that this regulation shall not apply to any lot located within the 100 and 200 blocks of North Winnipeg Street.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.3	<ul style="list-style-type: none"> • Retail Trade, Shop • Wholesale Trade, Indoor 	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is between 300 and 1,000 square metres per lot, inclusive.	<p>(1) "Retail" and "Wholesale" trade land uses are restricted as follows:</p> <p>(a) convenience items, such as food, may only be sold from a lot in the Industrial Light zone if it is 100 metres or further from a lot zoned Residential or Mixed-Use;</p> <p>(b) only articles or commodities which are serviced, altered or produced on the lot made sold from the lot; or</p> <p>(c) equipment, supplies and materials which are, in the opinion of the Development Officer, directly associated with land uses classified in the "Agriculture;" "Industry;" "Service Trade" or "Storage" land use classes may only be sold from a lot in the Industrial Light zone if it is 100 metres or further from of a lot zoned Residential or Mixed-Use.</p> <p>(2) The limitations prescribed in subsection (1) do not apply to lots within the 100 and 200 blocks of North Winnipeg Street.</p>
T2.4	<ul style="list-style-type: none"> • Office, Industry 	Permitted if gross floor area is 1,000 square metres per lot, or less.	<p>Discretionary if:</p> <p>(a) gross floor area is above 1,000 square metres per lot but not more than 7,500 square metres, per lot; and</p> <p>(b) the development is located within the Low-Rise Office Area identified on Map 6 of the <i>Official Community Plan</i>.</p>	---

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.5	<ul style="list-style-type: none"> • Institution, Training • Retail Trade, Cannabis 	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is 300 square metres per lot, or more.	<p>(1) A “Retail Trade, Cannabis” land use is permitted only if located within the boundaries of Regina’s Old Warehouse Business Improvement District (as defined by Bylaw No. 2013-15 Regina’s Old Warehouse Business Improvement District Bylaw.</p> <p>(2) A “Retail Trade, Cannabis” land use may not be established or enlarged on a lot that is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> (a) Another “Retail Trade, Cannabis”; (b) “Assembly, Community”; (c) “Institution, Education”; (d) “Institution, Day Care”; or (e) “Open Space, Active” <p>(3) The measurement required by subsection (2) shall:</p> <ul style="list-style-type: none"> (a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as “Retail Trade, Cannabis” land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (2); and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.6	<ul style="list-style-type: none"> • Agriculture, Animal Support • Agriculture, Indoor • Food & Beverage, Catering • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Institution, Health Care • Service Trade, Heavy • Service Trade, Motor Vehicle – Heavy • Service Trade, Motor Vehicle – Light • Service Trade, Wash – Heavy • Service Trade, Wash – Light • Storage, Warehousing 	<p>Permitted if:</p> <p>(a) entirely indoors; and</p> <p>(b) either:</p> <p>(i) the gross floor area is less than 500 square metres per lot, where the lot abuts a Sensitive Lot; or</p> <p>(ii) the gross floor area is less than 2,000 square metres, per lot, where the lot does not abut a Sensitive Lot.</p>	<p>Discretionary if:</p> <p>(a) entirely or partially outdoors;</p> <p>(b) the gross floor area is more than 500 square metres, per lot, where the lot abuts a Sensitive Lot; or</p> <p>(c) the gross floor area is more than 2,000 square metres, per lot, where the lot does not abut a Sensitive Lot.</p>	<p>(1) “Service Trade, Wash – Heavy” and “Service Trade, Wash – Light” land uses are restricted as follows:</p> <p>(a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and</p> <p>(b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits shall be positioned to avoid facing the Sensitive Lot or Major Roadway.</p> <p>(2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks:</p> <p>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <p>(i) 610 metres from a public water supply well; and</p> <p>(ii) 100 metres away from a public water supply reservoir; and</p> <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p>

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.7	<ul style="list-style-type: none"> • Assembly, Recreation • Industry, Artistic • Industry, Light • Institution, Day Care • Open Space, Active • Public Use, General • Storage, Personal • Transportation, Parking Structure • Transportation, Terminal • Utility, General 	Permitted	---	<p>(1) “Institution, Day Care” and “Open Space, Active” land uses may not be established on a lot that closer than 182.88 metres to another lot containing a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as an “Institution, Day Care” to the nearest portion of the lot containing the “Retail Trade, Cannabis” land use; and.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) An “Open Space, Active” land use may not be established or enlarged on a lot that is closer than 182.88 metres from:</p> <p>(a) another lot containing an “Assembly, Adult” or Retail Trade, Adult” or “Service Trade, Adult” land use; or</p> <p>(b) a Sensitive Lot.</p>

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.8	<ul style="list-style-type: none"> • Assembly, Adult • Drive-Through, Accessory • Industry, Salvaging – Heavy • Retail Trade, Adult • Retail Trade, Outdoor Lot • Service Trade, Adult • Storage, Hazardous Material • Transportation, Parking Lot • Wholesale Trade, Outdoor 	---	Discretionary	<p>(1) An “Assembly, Adult” or “Retail Trade, Adult” or “Service Trade, Adult” land use may not be established or enlarged on a lot that is closer than 182.88 metres from:</p> <p>(a) another lot containing an “Assembly, Adult, “Retail Trade, Adult” or “Service Trade, Adult” land use; or</p> <p>(b) a Sensitive Lot.</p> <p>(2) A “Retail Trade, Outdoor Lot” land use may not be established or enlarged that is closer than 100 metres from a lot zoned Residential or Mixed-Use.</p> <p>(3) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.</p>
T2.9	<ul style="list-style-type: none"> • Transportation, Parking Stand 	Permitted if fewer than 6 stalls per lot.	Discretionary if 6 or more stalls per lot.	---
T2.10	<ul style="list-style-type: none"> • Dwelling, Unit 	---	Discretionary	<p>(1) A Dwelling Unit is only permitted in Building, Detached and only permitted where a Building, Detached with a Dwelling Unit currently exists or previously existed on the lot.</p>
T2.11	<ul style="list-style-type: none"> • Storage, Outdoor 	<p>Permitted if:</p> <p>(a) the outdoor storage area is less than 500 square metres, per lot; and</p> <p>(b) the lot does not abut a Sensitive Lot</p>	<p>Discretionary if:</p> <p>(a) the outdoor storage area is 500 square metres or more, per lot; or</p> <p>(b) the lot abuts a Sensitive Lot</p>	<p>(1) The outdoor storage area on a lot abutting a Sensitive Lot shall be screened from all sides, as required by subsection 5B.7.5(1).</p>

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.12	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	<p>(1) "Dwelling, Secondary Suite" land use is restricted as follows:</p> <ul style="list-style-type: none"> (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: <ul style="list-style-type: none"> (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.13	• Residential Business	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in subsection (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a” Residential Business in the Residential Neighbourhood zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p>

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.13	• Residential Business			<p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.13(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>

5B.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL LIGHT ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5B.T3 shall apply to all principal buildings and land uses in the Industrial Light zone.

TABLE 5B.T3: INDUSTRIAL LIGHT ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	200 square metres
T3.2	Minimum Lot Frontage	
	(a) If the lot area is 1,000 square metres or more	30 metres
	(b) If the lot area is 500 square metres or more but below 1,000 square metres	15 metres
	(c) If the lot area is less than 500 square metres	6 metres
T3.3	Minimum Front Yard Setback	Nil
T3.4	Minimum Rear Yard Setback	
	(1) Where the rear yard does not adjoin a public lane or a utility easement.	
	(a) Portions of any building or structure higher than 8 metres	3.25 metres
	(b) Portions of any building or structure 4 to 8 metres in height	2.0 metres
	(c) Portions of any building or structure under 4 metres in height	1.0 metre
	(2) Where the rear yard adjoin a public lane or a utility easement	450 millimetres
T3.5	Minimum Side Yard Setbacks	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	1.2 metres
	(b) Minimum side yard not adjoining a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	
	(a) If the lot frontage is 15 metres or more	3.0 metres
(b) If the lot frontage is less than 15 metres	1.2 metres	
T3.6	Maximum Lot Coverage	
	(1) If the lot is adjoining a Sensitive Lot or a Major Roadway	50 %
	(2) If the lot is not adjoining a Sensitive Lot or a Major Roadway	75 %
T3.7	Maximum Building Height	15 metres

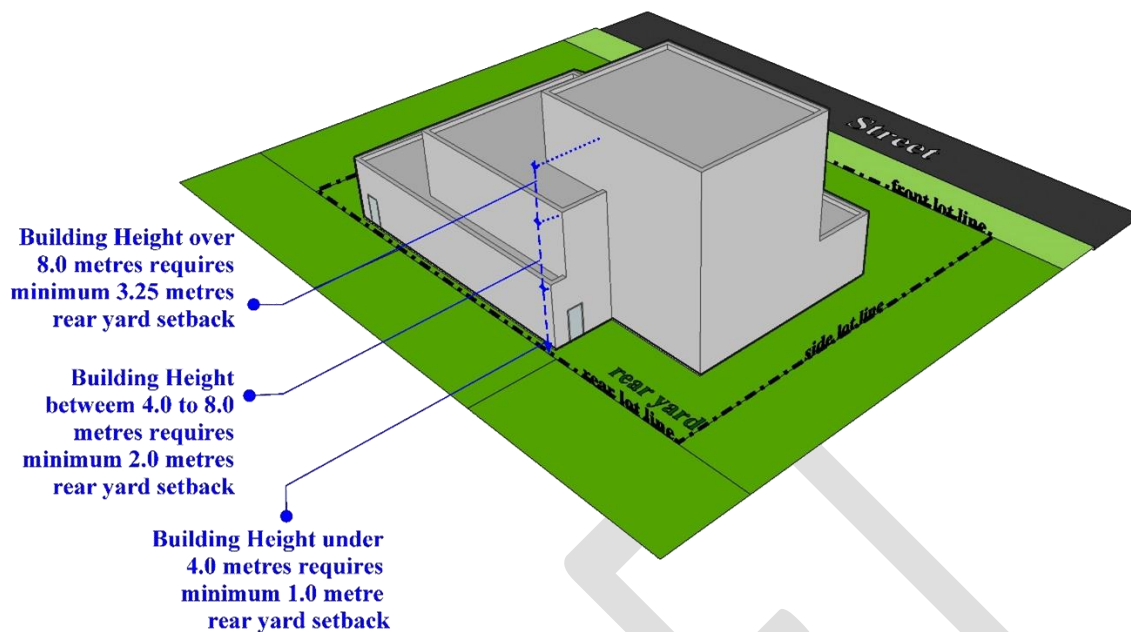


Figure 5B.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5B.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 5B.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5B.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5B.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 5B.4.2(2)(a).

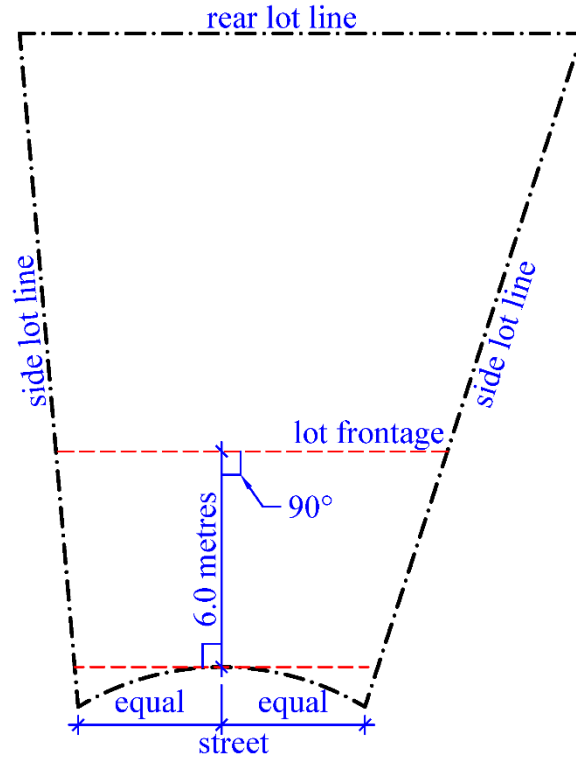


Figure 5B.F2: Minimum Frontage for a Curved Front Lot

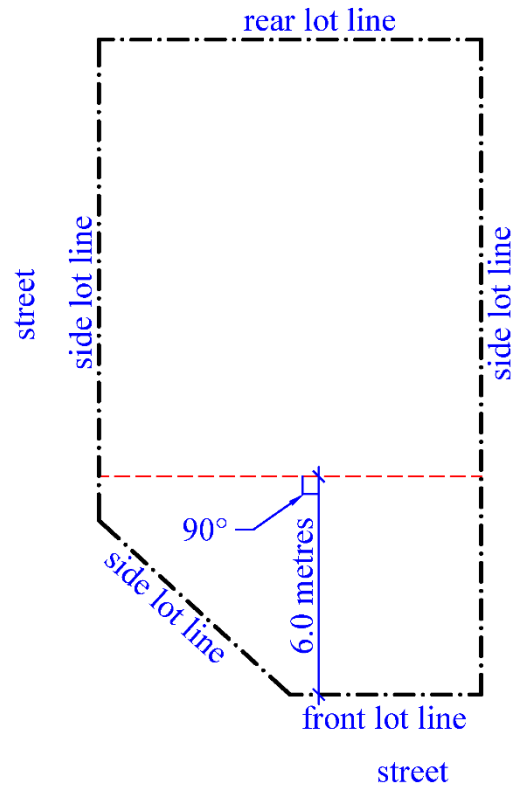


Figure 5B.F3: Minimum Frontage for a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 5B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5B.T3 and 5B.T4.

TABLE 5B.T4: INDUSTRIAL LIGHT ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered, Includes "Food & Beverage, Outdoor" land use subject to the land use requirements	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres	Nil from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 5B.4.4(2), the maximum building height listed in Table 5B.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;

- (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 5B.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

5B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5B.T3.
- (2) Notwithstanding subsection 5B.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

5B.6 ACCESS, PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Light zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in any area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 5B.T5 apply to development in the Industrial Light zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and

- (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact stalls shall be clearly designated with signs indicating their purpose.
- (6) No entrance or egress shall be provided for a motor vehicle to a rear lane on lots within the 100 and 200 blocks of North Winnipeg Street.

TABLE 5B.T5: INDUSTRIAL LIGHT ZONE PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
More than 60	2 additional stalls for each increment of 15 individuals in excess of 60		
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.2	Dwelling, Unit	One stall is required per Dwelling, Unit.	
T5.3	All other land uses	One stall is required per 175 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5B.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 5B.6.5(1) or (2).

- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 5B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 5B.T5 or not, there shall be either:
 - (a) one short-term bicycle parking stalls;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 5B.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

5B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Industrial Light zone requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5B.7(1).

- (3) The landscaping requirements are for a principle use only.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Light zone to meet the total site landscaping area as required by subsection 5B.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 5B.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design areas (see Figure 5B.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 5B.F4 may be subject to additional landscaping requirements.

- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

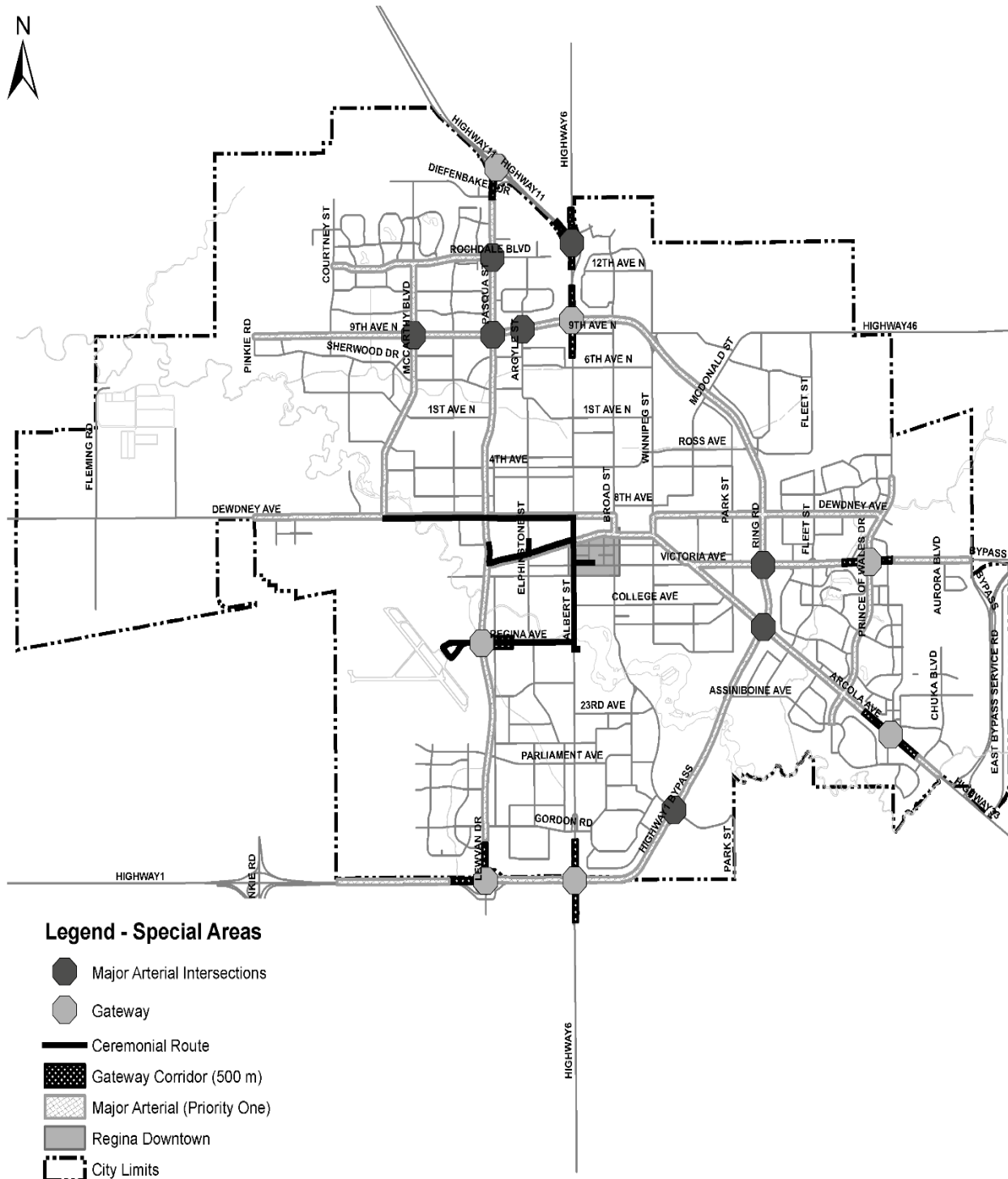


Figure 5B.F4: Major Roadways Landscape Design Areas

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Light zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; or
 - (c) any industrial activity that is outdoors or partially outdoors.
- (3) Notwithstanding the requirements of subsections 5B.7.5(1) and (2):
 - (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Outdoor Lot land use;
 - (b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and
 - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.

7.6 SCREENING FOR SPECIFIC LOCATIONS

In addition to the screening requirements in section 5B.7.5, every new development or substantial addition to an existing development on lots within the 100 and 200 blocks of North Winnipeg Street shall provide a continuous 1.83 metre high fence along the rear property line.