

SECTION 27

LIGHT INDUSTRIAL 2 ZONE (LI2)

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| 27.1 | <u>Permitted Uses</u> | Page 27 - 1 |
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27.1 Permitted Uses

Uses permitted in Section 26.1

27.2 Zone Regulations

27.2.1 All Uses Permitted in Section 26.1 Except Automobile Washing Establishments, Automobile Sales and Rental Establishments, Gas Bars, Automobile Service Stations Agriculture, and Group Homes

(41/2010)

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|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 465m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | 7.5m |
| (4) | Side Yard Widths: | (minimum) | 0m except that 6m shall be required adjacent to a Residential Zone and 15m adjacent to Indian Road and Confederation Street/Road |
| (5) | Rear Yard Depth: | (minimum) | 0m except that 10m shall be required adjacent to a Residential Zone |
| (6) | Lot Coverage: | (maximum) | 75% |

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|------|------------------------|--|--|
| (7) | Height: | (maximum) | 10m |
| (8) | Landscaped Open Space: | (minimum) | 10% |
| (9) | Landscaped Strips: | (minimum) | 6m adjacent to a Residential Zone |
| (10) | Open Storage: | <p>the storage of goods, materials, equipment or machinery in the open shall comply with the following regulations:</p> <ul style="list-style-type: none"> i) such open storage shall be accessory to the main use on the site ii) such open storage shall be prohibited in a yard which abuts a Residential Zone or in a required front or side yard iii) such open storage shall be screened from any public streets that abut the site by buildings, hedges, fencing or similar screening iv) such open storage shall not cover more than 30% of the site area | |

27.2.2 Gas Bars and Automobile Service Stations

- (1) The regulations set out in Section 15.2.2 shall apply.

27.2.3 Automobile Sales and Rental Establishments and Automobile Washing Establishments

- (1) The regulations set out in Section 26.2 shall apply.

27.2.4 Agriculture

- (1) The regulations set out in Section 5.2.1 shall apply.

27.2.5 Group Homes

- (1) The regulations set out in [Section 3.16](#) shall apply.

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