

Comparison Table – Industrial (Heavy) Two (I2) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p>Permitted Uses (Principal):</p> <ul style="list-style-type: none"> • manufacturing; • cannabis production, indoor; • gravel processing and associated operations; • salvage operations; • stockyards and abattoirs; • auctioneering establishments; • electrical and natural gas substations, including generating plants; • sanitary landfills; • sewage treatment plants; 	<p>Permitted Uses (Principal):</p> <ul style="list-style-type: none"> • agriculture, indoor; • commercial card-lock facility; • concrete plant; • power sub-stations, including generating plants; • gravel processing; • manufacturing; • public maintenance and works yards; • salvage operation; • sewage treatment plant; • stockyard and abattoirs;
<p>Permitted Uses (Accessory):</p> <ul style="list-style-type: none"> • accessory dwelling; • accessory buildings and structures. 	<p>Permitted Uses (Accessory):</p> <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling; • office.
<p>Minimum Parcel Size for Subdivision: 2,000 m², subject to servicing.</p>	<p>Minimum Parcel Size for Subdivision: 2,000 m², subject to servicing.</p>
<p>Minimum Lot Width for Subdivision: 30.0 metres</p>	<p>Minimum Lot Width for Subdivision: Not less than 25% of the parcel depth</p>
<p>Maximum Density: one (1) accessory dwelling.</p>	<p>Maximum Density: one (1) accessory dwelling.</p>
<p>Minimum Setbacks:</p> <p>Front: 10.0 m (principal & accessory) Rear: 15.0 m (principal) / 3.0 m (accessory) Interior: 15.0 m (principal) / 3.0 m (accessory) Exterior: 10.0 m (principal) / 4.5 m (accessory)</p>	<p>Minimum Setbacks:</p> <p>Front: 7.5 metres (principal & accessory) Rear: 7.5 m (principal) / 4.5 m (accessory) Interior: 4.5 metres (principal & accessory) Exterior: 4.5 metres (principal & accessory)</p>
<p>Maximum Building Height: 15.0 metres</p>	<p>Maximum Building Height: 15.0 metres (principal) 15.0 metres (accessory)</p>
<p>Maximum Parcel Coverage: 60%</p>	<p>Maximum Parcel Coverage: 60%</p>