

11.17 LIGHT INDUSTRIAL DISTRICT

I1

11.17.1 Purpose: To provide an area for a wide variety of light and other service related industrial activities that do not create a nuisance beyond the property boundary. (amended, b.400.02, 04/24/2017) (amended, b.400.16, 09/10/2018) (amended, b.400.23, 07/8/2019)

Permitted Uses	Discretionary Uses
Accessory building Agricultural implement and industrial equipment sales and service Animal services on Lot 19, Block 1, Plan 142 0510 (added, b.400.34, 05/25/2021) Building supply and lumber yard (with or without outdoor storage yard) Cannabis Production & Distribution – Major Cannabis Production & Distribution - Minor Cannabis Retail Sales Car wash Commercial card lock Demolition Distribution facility Equipment rental (with or without outdoor storage yard) Greenhouses, commercial Heavy equipment sales and service Industrial support services Industrial training facility Manufacturing facility, general Public maintenance buildings, structures and yards Public utility uses/buildings Relocation of building Repair facility, (with or without outdoor storage yard) Shipping container Self service storage Veterinary clinic Veterinary hospital Warehousing Class 2 signs	Accessory dwelling unit Accessory use Auction facility Autobody and paint shop Automotive sales and service Building assembly/sales/staging Bulk fuel sales and storage Cartage and freight terminal Commercial school Crematorium Existing uses at the date of passage of this land use bylaw Fitness facility Food production facility – minor Government use Kennel Microbrewery - minor Microbrewery – major Office (added, b.400.67, 04/14/2025) Parking facility Parks and playgrounds Railway use Recycle Depot Restaurant Retail Sales (added, b.400.67, 04/14/2025) Service station Temporary building Trucking establishment Wind turbine generator Class 3 signs
Site Specific Exception: Cannabis Production and Distribution – Major, Cannabis Production and Distribution – Minor, Cannabis Retail Sales, be prohibited in the I1 – Light Industrial District located at 40 Brownstone Road (Lot 19, Block 7, Plan 782 2856). (Added, b.400.16, 09/10/2018)	
Site Specific Exception: Lot 12, Block 3, Plan 172 0620 only (4013 53 rd Avenue) – Daycare facility shall be a	