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# 13 Regulations Applying to Industrial Uses

## 13.1 GENERAL PROVISIONS

Z-5.59

### 13.1(1) NUISANCE STANDARDS

- (a) Any industrial *use* operating within a *building* on a *lot* in the Business Industrial (BI) Zone or the Research and Advanced Technology (RT) Zone shall:
  - (i) not generate any dust, noise or vibration beyond the *building* containing that *use*;
  - (ii) not become an annoyance or nuisance to the surrounding area by reason of unsightliness, the emission of odours, liquid effluents, ionising or non-ionising radiation, fumes, smoke, or glare nor shall any *use* be permitted which creates or causes a health, fire or explosion hazard or electrical interference.
- (b) Dust generating from open storage areas, *yards* or roads shall be kept to a minimum by appropriate landscaping, paving, oiling, wetting, or other means.

### 13.1(2) OUTDOOR STORAGE

- (a) Except when located in the Heavy Industrial (HI) Zone, *outdoor storage* is permitted only where it is secondary to the operation of the *principal use* on the *site*.
- (b) No material shall be stacked or piled higher than the *height* of the surrounding *screening fence*.
- (c) *Outdoor storage* shall be *screened* from a public *street* and from any abutting *residential zone* or *institutional zone* by an opaque fence with a maximum *height* of 2.5 metres.

## 13.2 STANDARDS

### 13.2(1) SCREENING

- (a) Where the *site* abuts:
  - (i) a *residential zone*, an opaque fence with a height of 2 metres and high branching deciduous trees planted within a minimum 2 metre wide *landscaped area* shall be required along the shared *property line*;
  - (ii) land used for residential purposes, an opaque fence with a minimum height of 2 metres shall be required along the shared *property line*;
- (b) All existing mature trees located within a required *landscaped area* shall be preserved where feasible.

## 13.3 SPECIAL LAND USE REQUIREMENTS

### 13.3(1) CANNABIS PRODUCTION FACILITY

Z-5.25  
Z-5.143

- (a) Where permitted a *Cannabis Production Facility* shall comply with the following:
  - (i) all functions associated with a *Cannabis Production Facility* shall be conducted entirely within an enclosed *building*;
  - (ii) despite Section 13.1(2)(a), no *outdoor storage* associated with a *Cannabis Production Facility* is permitted; Z-5.197
  - (iii) loading spaces shall be located entirely within an enclosed *building*;
  - (iv) any *building* or *structure* or portion thereof associated with a *Cannabis Production Facility* shall be located at least 150 metres from any lot in a Residential Zone, Institutional Zone, Park Zone (P), or Environment and Open Space Zone (EOS) measured to the *property line*.