

PART LIII - I-4 SPECIAL INDUSTRY ZONE

A. USES

Land and structures shall be used for the following purposes only:

1. Scientific Research Laboratory.
2. The manufacture of the following equipment and products from previously prepared materials:
 - (a) Business machines;
 - (b) Electrical and electronic appliances, tools, equipment and accessories; and
 - (c) Professional, scientific, photographic and optical instruments and accessories.

B. SPECIAL CONDITIONS OF USE

1. There shall be no toxic or objectionable dust, dirt, odor, gas fumes, smoke, vibration, heat, glare, liquid or solid effluent or electrical interference emitted from the site which in any way constitutes any hazard or nuisance to the surrounding area.
2. All permitted uses including storage shall be contained within a completely enclosed building except for required off-street parking and off-street loading facilities.
3. Any accessory building must be located to the rear of the principal building and shall not be located within any required yard.
4. Off-street parking and loading areas shall be paved with a permanent surface of asphalt or concrete.
5. No off-street parking or loading area or any portion thereof shall be situated in any required yard.

C. SITING

1. Maximum Site Coverage

The maximum site coverage of all buildings shall be ten (10) per cent.

2. Maximum Height of Buildings

The maximum height of buildings shall be six (6) metres [20 ft.].

3. Floor Area Ratio

The floor area ratio for all buildings shall not exceed 0.10.

4. Yards

Minimum yard requirements shall be:

Front yard.....fifteen point two (15.2) metres [50 ft.];

Side yard.....fifteen point two (15.2) metres [50 ft.];

Rear yard.....fifteen point two (15.2) metres [50 ft.].

D. Minimum lot dimensions shall be as follows:

1. Lot size: twenty thousand two hundred and thirty-five (20,235) square metres [5 acres]

2. Lot frontage: one hundred and fifty-two (152) metres [500 ft.]

E. OFF-STREET PARKING

Off-street parking and loading shall be provided in accordance with Part V of this By-law.

F. LANDSCAPE REQUIREMENTS

All portions of the site not covered by buildings or off-street parking or loading facilities shall be suitably landscaped and maintained.

