

SECTION 26

LIGHT INDUSTRIAL 1 ZONE (LI1)

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26.1 Permitted Uses

Accessory uses and buildings.
 Accessory retail (**25%** of floor area).
 Agriculture, including one existing single detached dwelling accessory thereto. **(41/2004)**
 Ambulance dispatch facilities.
 Animal hospitals.
 Auction establishments.
 Auditoriums.
 Automobile sales and rental establishments.
 Automobile service stations.
 Automobile repair establishments.
 Automobile washing establishments.
 Bakeries.
 Bingo halls.
 Building supply establishments.
 Bulk retail sales establishments.
 Bulk sales establishments.
 Bus depots.
 Call centres.
 Commercial recreation establishments.
 Commercial schools.
 Composting facility (within buildings).

Contractors yards.
 Convenience stores.
 Crematoria.
 Day care centres.
 Dry cleaners.
 Dwelling unit for a caretaker of a permitted use
 Existing dwellings. **(135/2006)**
 Existing retail establishments.
 Financial institutions.
 Freight terminals.
 Gas bars.
 Group Homes **(41/2010)**
 Industrial equipment sales, rental and service establishments.
 Kennels.
 Laboratories.
 Laundromats.
 Lawn care and pest control operations.
 Newspaper or printing establishments.
 Night clubs.
 Non-noxious and non-offensive light manufacturing and assembly uses that involve assembly, fabrication, manufacturing, warehousing, storage or distribution.

Offices.
 Outdoor storage (open storage).
 Parks and open space.
 Personal service establishments.
 Public halls.
~~Public garages.~~ **Deleted (139/2002)**
 Radio and television transmission establishments.
 Recreation vehicle, trailer and marine sales and service establishments.
 Recycling depots.
 Repair and rental establishments.
 Research and development establishments.

Restaurants.
 Service establishments.
 Social and service clubs.
 Taxi stands.
 Truck fueling depots.
 Truck transport terminals.
 Truck repair, servicing and washing establishments.
 Warehousing.
 Waste transfer stations.
 Wholesale establishments.

26.2 Zone Regulations

26.2.1 All Uses Except Gas Bars, Automobile Service Stations, Agriculture, Existing Dwellings and Group Homes **(41/2010)**

(1)	Lot Area:	(minimum)	1,000m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	15m
(4)	Side Yard Widths:	(minimum)	3m (each side) except that 7.5m shall be provided adjacent to a Residential Zone
(5)	Rear Yard Depth:	(minimum)	7.5m , except that 15m shall be provided adjacent to a Residential Zone
(6)	Lot Coverage:	(maximum)	50%
(7)	Height:	(maximum)	2 storeys
(8)	Landscaped Open Space:	(minimum)	10%
(9)	Landscaped Strips:	(minimum) -	3m adjacent to a municipal street
		-	6m adjacent to a Residential Zone

- (10) Open Storage: (maximum) - **30%**
- no part of the required front yard for a lot fronting onto Confederation St. between MacGregor Rd. and Modeland Rd. shall be used for open storage
 - the display and storage of vehicles and equipment is not permitted within **10m** of UBE Dr. and Airport Rd.
- (11) Special Provision:

Definitions - for the purpose of this section the following definitions shall apply:

- i) Non-noxious and Non-offensive Light Manufacturing and Assembly uses means a building or part thereof used for assembly, fabrication, manufacturing, warehousing, storage or distribution that can be located in close proximity to residential uses and other sensitive land uses which will be expected to meet or surpass Provincial standards for noise, vibration and airborne emissions, and may require a certificate of approval from the Ministry of Environment, if provided for under the Environmental Protection Act and associated regulations. Light manufacturing and assembly shall not include raw material processing, primary metals processing uses and similar noxious uses.
- ii) Noxious and Offensive Uses shall mean a use which, from its nature or operation creates a nuisance, or is liable to become a nuisance, offensive or dangerous by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material.

26.2.2 Gas Bars and Automobile Service Stations

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

26.2.3 Agriculture

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

26.2.4 Existing Dwellings

- (1) The regulations set out in Section 7.2.1 shall apply.

(135/2006)

26.2.5 Group Homes**(41/2010)**

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

26.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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<u>LI1-2</u>	26 - 4	<u>LI1-7</u>	26 - 7	<u>LI1-12</u>	26 - 10
<u>LI1-3</u>	26 - 5	<u>LI1-8</u>	26 - 8	<u>LI1-13</u>	26 - 10
<u>LI1-4</u>	26 - 5	<u>LI1-9</u>	26 - 9	<u>LI1-14</u>	26 - 11
<u>LI1-5</u>	26 - 6	<u>LI1-10</u>	26 - 9		

26.3.1 LI1-1 (See Zoning Map Part 26)**26.3.1.1 Site Zone Regulations**

- | | | | |
|-----|--------------------|-----------|---|
| (1) | Open Storage: | (minimum) | no outside storage of goods, materials or equipment is permitted on that portion of a lot between any buildings and Highway 402 |
| (2) | Landscaped Strips: | (minimum) | 15m around parking lots adjacent to Highway 402 |

26.3.2 LI1-2 (See Zoning Map Part 70)**26.3.2.1 Permitted Uses**

- (1) Those uses permitted in [Section 26.1](#).

26.3.2.2 Site Zone Regulations

- | | | | |
|-----|---------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | as it existed on the effective date of this By-law |
|-----|---------------|-----------|--|

(2)	Side Yard Widths:	(minimum)	3m one side and 4.5m on the other side
(3)	Landscaped Open Space:	(minimum)	none required
(4)	Landscaped Strips:	(minimum)	none required

26.3.3 **LI1-3** (See Zoning Map Part 72)

26.3.3.1 **Permitted Uses**

- (1) Rail car repair and maintenance facility.
- (2) Those uses permitted in [Section 26.1](#).

26.3.3.2 **Site Regulations - Rail Car Repair and Maintenance Facility**

(1)	Lot Area:	(minimum)	12 ha
(2)	Lot Frontage:	(minimum)	200m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Side Yard Widths:	(minimum)	5m (each side)
(5)	Rear Yard Depth:	(minimum)	30m
(6)	Lot Coverage:	(maximum)	no maximum

26.3.4 **LI1-4** (See Zoning Map Part 70)

(73/2024)

26.3.4.1 **Permitted Uses**

- (1) Uses permitted in [Section 26.1](#).
- (2) Retail

26.3.4.2 **Site Zone Regulations**

(1)	Lot Area:	(minimum)	as it existed on the effective date of this By-law
(2)	Lot Frontage:	(minimum)	as it existed on the effective date of this By-law
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	3m , except that where a side yard abuts a street, the side yard width shall be 6m
(5)	Rear Yard Depth:	(minimum)	3m
(6)	Open Storage:	(maximum)	50%

26.3.5 LI1-5 (See Zoning Map Part 70)

26.3.5.1 Permitted Uses

- (1) Automobile repair establishments.
- (2) Horticultural retail centres including as an accessory use the sale of fencing materials.
- (3) Lawn and pest control operations.
- (4) Those uses permitted in [Section 26.1](#).

26.3.5.2 Site Zone Regulations

- (1) The regulations set out in [Section 26.2](#) shall apply.
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26.3.6 LI1-6 (See Zoning Map Part 70)

26.3.6.1 Permitted Uses

- (1) A brick, masonry and building supplies establishment which includes open storage, indoor storage, retail sales, wholesale sales, a showroom and office space.
- (2) Those uses permitted in [Section 26.1](#).

26.3.6.2 Site Zone Regulations - A Brick, Masonry and Building Supplies Establishment

- (1) Open Storage: permitted in the rear, front and side yards - there shall be no setback for open storage except where it abuts a street, in which case the setback shall be no less than the respective minimum front, side or rear yards of the LI1 Zone - there shall be no maximum lot coverage for open storage
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26.3.7 **LI1-7** (See Zoning Map Part 72)

26.3.7.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Animal hospitals.
- (3) Automobile service stations.
- (4) Automobile washing establishments.
- (5) Automobile repair establishments.
- (6) Automobile sales and rental establishments.
- (7) Commercial recreational establishments (within buildings).
- (8) Commercial schools.
- (9) Computer, electronic and data processing establishments.
- (10) Convenience stores.
- (11) Financial institutions.
- (12) Gas bars.
- (13) Laboratories.
- (14) Medical centres/clinics.
- (15) Night clubs.
- (16) Non-Noxious and non-offensive light manufacturing and assembly uses that involve assembly, fabrication, manufacturing, warehousing, storage or distribution only within wholly enclosed buildings.
- (17) Offices.
- (18) Pharmaceutical and medical product establishments.
- (19) Place of Worship.
- (20) Printing and publishing establishments.
- (21) Public halls.
- (22) Recreation vehicle, trailer and marine sales and service establishments
- (23) Repair and rental establishments.
- (24) Research and development facilities.
- (25) Restaurants.
- (26) Retail warehouses.
- (27) Service establishments.
- (28) Social and service clubs.
- (29) Warehousing.
- (30) Wholesale establishments.

26.3.7.2 **Site Zone Regulations**

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2,000m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 15m |
| (4) | Side Yard Widths: | (minimum) | 6m , except that a flankage side yard shall be a minimum of 15m |
| (5) | Rear Yard Depth: | (minimum) | 15m |
| (6) | Lot Coverage: | (maximum) | 40% |
| (7) | Height: | (maximum) | 15m |

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- | | | |
|------|----------------------------------|---|
| (8) | Landscaped Open Space: (minimum) | 20% |
| (9) | Landscaped Strips: (minimum) | 6m adjacent to Confederation Street |
| (10) | Open Storage: | no open storage is permitted except for vehicles, marine equipment and trailers |
| (11) | Special Provisions: | For the purpose of this section the following definitions shall apply: |
- i) Non-noxious and non-offensive light manufacturing and assembly uses means a building or part thereof used for assembly, fabrication, manufacturing, warehousing, storage, or distribution that can be located in close proximity to residential uses and other sensitive land uses with minimal impacts. Light manufacturing and assembly uses will be expected to meet or surpass Provincial standards for noise, vibration and airborne emissions, and may require a certificate of approval from the Ministry of Environment, if provided for under the Environmental Protection Act and associated regulations. Light manufacturing and assembly shall not include raw material processing, primary metals processing uses and similar noxious uses.

ii) Noxious and offensive uses shall mean a use from which, from its nature or operation creates a nuisance, or is liable to become a nuisance, offensive or dangerous by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material.
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26.3.8 LI1-8 (See Zoning Map Part 70)

(29/2003)

26.3.8.1 Permitted Uses

- (1) Retail building, bulk sales establishment and associated open space may be permitted.

26.3.8.2 Site Zone Regulations

- (1) Setback Open Storage: there shall be no minimum setbacks for the open storage, except where the open storage

- (2) Lot Coverage:

abuts a municipal street, in which use, the setback shall be no less than **7.5m**

there shall be no maximum lot coverage for permitted open storage

26.3.9 LI1-9 (See Zoning Map Part 71)

(29/2003)

26.3.9.1 Permitted Uses

- (1) A concrete batching plant.
- (2) Those uses permitted in [section 26.1](#).

26.3.9.2 Site Zone Regulations

- (1) The regulations set out in [Sections 26.2](#) shall apply.

26.3.10 LI1-10 (See Zoning Map Part 33)

(118/2003)

26.3.10.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Indoor/Outdoor Golf Driving Range.

26.3.10.2 Site Zone Regulations

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2 ha |
| (2) | Lot Frontage: | (minimum) | no minimum required |
| (3) | Front Yard Depth: | (minimum) | no minimum required |
| (4) | Side Yard Widths: | (minimum) | 3m each side |
| (5) | Rear Yard Depth: | (minimum) | 10m from Highway 402 |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | 2 storeys |
| (8) | Landscaped Open Space: | (minimum) | 10% |
| (9) | Open Storage: | (minimum) | no outside storage of goods, materials and equipment is permitted between any building and Highway 402 . |

26.3.11 LI1-11 (See Zoning Map Part 33)**(80/2007)****26.3.11.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Indoor/Outdoor Golf Driving Range.

26.3.11.2 Site Zone Regulations

- (1) The regulations set out in [Section 26.2](#) shall apply;
 - (2) no buildings, filling or significant site alteration be permitted on the area below the elevation of **179.77m** (589 ft.) GSC;
 - (3) the **179.77m** GSC contour be accurately determined and marked in the field to the satisfaction of the St. Clair Region Conservation Authority; and
 - (4) approval be obtained from the St. Clair Region Conservation Authority prior to the issuance of any building permits or fill being placed on the site or any significant alterations to the site.
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26.3.12 LI1-12 (See Zoning Map Part 63)**(97/2007)****26.3.12.1 Permitted Uses**

- (1) A medical centre/clinic
- (2) Those uses permitted in [Section 26.1](#).

26.3.12.2 Site Zone Regulations

- (1) The regulations set out in [Sections 26.2](#) shall apply.
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26.3.13 LI1-13 (See Zoning Map Part 72,77 and 78)**(174/2007)****26.3.13.1 Permitted Uses**

- (1) A solar electrical power generation facility including all buildings and structures associated with it
- (2) Lawfully existing uses and buildings
- (3) Accessory uses and buildings

26.3.13.2 Site Zone Regulations

- | | | | |
|-----|--|-----------|-------------------|
| (1) | Front Yard Depth | (minimum) | 7.5 metres |
| (2) | Side Yard Width | (minimum) | 7.5 metres |
| (3) | Rear Yard Depth | (minimum) | 7.5 metres |
| (4) | No setback is required from common property lines between properties which are owned by the solar power generating company | | |
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26.3.14 LI1-14 (See Zoning Map Part 66)**(38/2015)****26.3.14.1 Permitted Uses**

- (1) Those uses permitted in Section 26.1
- (2) Pharmacy
- (3) Medical centre/clinic

26.3.13.2 Site Zone Regulations

- | | | | |
|-----|----------------------------|-----------|---|
| (1) | Net Floor Area Restriction | (maximum) | 888m² , of which 174m² may be used for medical centre/clinic uses |
| (2) | Parking | (minimum) | 36 parking spaces to be provided on site |
| (3) | Rear Yard Depth | (minimum) | the regulations set out in 26.2 shall apply. |
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