
10. ILR Zone (Function Junction Light Industrial Residential) (Bylaw No. 1711)**Intent**

- (1) The intent of this zone is to provide for a combination of light industrial, service commercial, office, and medium density residential uses.

Permitted Uses

- (2) The following uses are permitted in the hatched area shown on Schedule “F” and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) freight, transport and handling;
 - (c) hardware, lumber and building supplies;
 - (d) indoor recreation (Bylaw No. 2003);
 - (e) landscaping services;
 - (f) manufacturing, processing, assembling, repairing and servicing of the following products
 - (i) clothing
 - (ii) electrical products or appliances
 - (iii) food or beverages
 - (iv) jewellery
 - (v) leather products
 - (vi) machinery and equipment
 - (vii) shoes and boots
 - (viii) sporting goods and recreation equipment
 - (ix) wood products;
 - (g) machinery, industrial equipment and tool sales, repairs and rental;
 - (h) motor vehicle servicing, including mechanical repairs;
 - (i) nursery and greenhouse;

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- (j) office, located on all but the main floor, except in the case of the following office uses which may also be located on the ground floor:
 - (i) transportation company (including taxi services);
 - (ii) contractor;
 - (iii) cleaning or janitorial service;
 - (iv) messenger or courier service;
 - (v) mobile cleaning or repair service;
 - (vi) architect;
 - (vii) scavenging operation;
 - (viii) commercial or graphic artist;
 - (ix) computer service;
 - (x) drafting service;
 - (xi) duplication service;
 - (xii) engineer, scientist, surveyor or geologist;
 - (xiii) industrial designer;
 - (xiv) labour or trade organization;
 - (xv) publisher;
 - (xvi) shipping agent or freight forwarder;
 - (xvii) weighing, grading or inspection service;
 - (xviii) wholesale broker or manufacturer's agent;
 - (k) parking area or garage;
 - (l) publishing and printing;
 - (m) storage yard;
 - (n) taxi;
 - (o) warehousing; and
 - (p) wholesaling.
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- (3) The following use is permitted in the non-hatched area shown on Schedule “F”:

- (a) employee housing (price restricted as per Council Policy)

Density

- (4) The maximum permitted floor space ratio is 1.0 on the portion of the land in the ILR (Function Junction Light Industrial Residential) zone shown hatched on the plan attached to and forming part of this Bylaw as Schedule “F” and 2.0 on the remaining portion of the land.

Height

- (5) The maximum height of a building is 14 metres.

Site Coverage

- (6) No regulations

Setbacks

- (7) The minimum permitted front setback is 5.5 m.
(8) The minimum permitted side setback is 1.5 m
(9) The minimum permitted rear setback is 1.5 m

Off-street Parking and Loading

- (10) Notwithstanding the regulations contained in Part 6 of this Bylaw, the required number of parking spaces for a residential building containing 3 or more dwelling units is 1 space per dwelling unit.
(11) (Bylaw No. 1759) DELETED (Bylaw No. 1877)