
8. IU1 Zone (Industrial Utility One) (Bylaw No. 1581)**Intent**

- (1) The intent of this zone is to provide for hydro-electric power generation from run-of-the-river power projects.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses;
 - (b) employee housing; and
 - (c) hydro-electric power generation.

Density

- (3) Not more than one powerhouse may be constructed in an IU1 Zone and no power house building may exceed 1,500 square metres.
- (4) Not more than one employee residence may be constructed in an IU1 zone, and no employee residence may exceed 223 square metres.

Off-Street Loading

- (5) No off-street loading shall be required in an IU1 Zone.

General Prohibitions

- (6) No powerhouse shall be operated using water from a dam that floods lands upstream of the powerhouse.