

PART 13 – INDUSTRIAL

13.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Highway Industrial	I1	This zone provides for clean industrial uses, as well as commercial uses which require large lots.
Light Industrial	I2	This zone provides for uses which are industrial in nature but do not result in excessive noise, waste or noxious fumes.
High Tech Industrial	I3	This zone provides for clean, high-tech industrial uses and supporting commercial uses.
Industrial	I4	This zone provides for heavy industrial development that is not compatible with residential uses.

13.2 PERMITTED USES

13.2.1 The following uses shall be permitted within industrial zones:

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Animal Shelter	P	--	--	--	
Auction	P	--	--	--	
Automobile Sales and Rentals	P	--	--	--	
Auto Part Sales	P	--	--	--	
Automotive Repair	P	P	--	--	
Automobile Salvage and Wrecking Yard	--	--	--	P	
Boat Construction and Repair	--	P	--	P	Within the I2 zone all repair and construction of boats must be completely contained within a building or structure.
Boat Sales and Service	P	--	--	--	
Cannabis Production and Processing	--	--	--	P	
Car Wash	P	--	--	--	
Chemical Plant	--	--	--	P	
Commercial School	--	--	P	--	
Composting Facility	--	--	--	P	
Concrete Asphalt Plant	--	--	--	P	
Crematorium	--	--	--	P	

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Custom Workshop	P	P	P	--	All processing of materials must occur within a building.
Data Centre	--	--	SS	--	A noise abatement plan shall be required for all data centre uses.
Daycare	--	--	P	--	
Food and Beverage Processing	P	P	P	P	All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.
Fueling Installation	P				
Furniture and Appliance Sales	P	--	--	--	
Helicopter Landing Pad	--	--	SS	--	
Indoor Driving and Shooting Range	P	--	--	--	
Industry	--	--	--	P	
Injury Management Centre	P	--	--	--	
Laboratory	P	P	P	--	
Light Industry	P	P	P	P	All processing of materials must occur within a building.
Livestock Processing	--	--	--	P	
Log Sorting and Storage	--	--	--	P	
Lumber Yard	P	P	--	--	
Manufacturing / Contractor Office	P	P	P		The Gross Floor Area of the office area shall not exceed 929m2.
Micro Cannabis Production and Processing	P	P	--	--	All processing and storage of materials must occur within a building. An odour abatement plan shall be required for all micro cannabis production uses.
Mini Storage	P	P	P	--	
Office	SS	SS	SS	--	
Personal Care Facility	--	--	SS	--	
Pet Day Care	P	--	P	--	
Petroleum Processing	--	--	--	P	
Prefab Home Sales and Manufacturing	P	P	--	--	
Printing and Publishing Facility	P	P	P	--	
Production Bakery	P	P	P	--	
Production Studio	P	P	P	--	

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Railway and Railway Station	P	P	P	P	
Railway Yard	--	P	--	P	
Recycling Depot	--	P	--	P	Within the I2 zone, the use shall be contained within a completely enclosed building. No building materials may be located within 6m of a doorway or opening in a building greater than 1m in width or 1m in height; except when the doorway or opening remains completely closed when no vehicle or person is entering or exiting the building.
Recycling Plant	--	--	--	P	
Recycling Drop Off Centre	P	--	--	--	
Refund Container Recycling Depot	--	P	P	--	
Repair Shop	P	P	P	--	
Recreational Facility	--	--	P	--	
Research Facility	P	P	P	--	
Restaurant	--	--	P	--	
Seafood Processing	--	SS	--	P	
Service Industry	P	P	P	--	
Sign Shop	P	P	P	--	
Social Service Resource Centre	P	P	P	--	
Storage Yard	--	P	--	P	
Storage of Flammable and Combustible Liquids	--	--	--	P	
Tools / Equipment Rentals and Sales	P	--	P	--	
Topsoil Processing	--	--	--	P	
Truck Terminal	--	--	--	P	
Tow Truck Dispatch and Storage Yard	P	P	--	P	The sale of lawfully impounded motor vehicles is permitted in conjunction with a tow truck dispatch yard; provided the motor vehicles have been lawfully impounded or recovered by the operator and no more than three motor vehicles are for sale at any one time.
Truck, Trailer and Heavy Equipment Sales	P	P	--	--	
Veterinary Clinic	P	--	P	P	
Warehouse	P	P	P	P	
Waste Transfer	--	--	--	P	
Wholesale	P	P	P	P	

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Wood and Paper Processing	--	--	--	P	

(4500.033; 2012-DEC-03) (4500.036; 2013-APR-22) (4500.039; 2013-JUL-08) (4500.051; 2013-DEC-16)
(4500.053; 2013-DEC-16) (4500.59; 2014-MAR-24) (4500.067; 2014-SEP-08) (4500.073; 2015-MAR-16)
(4500.127; 2018-OCT-01) (4500.158; 2019-DEC-02) (4500.200; 2023-APR-03) (4500.219; 2024-MAR-04)
(4500.215; 2024-MAY-27) (4500.241; 2025-JUL-28)

P = Permitted Use
SS = Site Specific Use
-- = Not a Permitted Use in That Zone

13.2.2 The following uses shall be permitted where the use is accessory to one or more of the primary uses permitted in Subsection 13.2.1:

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Daycare	A	A	A	A	
Dwelling Unit	A	A	A	A	One dwelling unit shall be permitted per lot within all industrial zones as an accessory use.
Office	A	A	A	A	The total Gross Floor Area of an accessory office located on a property shall not exceed 20% of the total Gross Floor Area on the lot.
Restaurant	A	A	--	--	
Retail	A	A	A	--	Retail sale and display of goods shall be permitted, provided the total Gross Floor Area devoted to retail and display does not exceed 25% of the total Gross Floor Area of the principal use.

(4500.053; 2013-DEC-16) (4500.053; 2013-DEC-16) (4500.219; 2024-MAR-04)

A = Permitted as an Accessory Use
-- = Not Permitted as an Accessory Use in This Zone

13.2.3 Notwithstanding Subsection 13.2.1, the following uses shall be permitted on a site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
Data Centre	2086 and 2090 East Wellington Road	LOT A, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP54044
		LOT 1, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN 20112, EXCEPT THOSE PARTS IN PLANS 20182, 21299 AND VIP54044
Helicopter Landing Pad	1985 Boxwood Road	LOT 9, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
Office	2100 and 2080 Labieux Road	LOT 1, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP58294 EXCEPT PART IN PLAN VIP62569
	1605 Fielding Road*	LOT A, SECTIONS 18, 19 & 20, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP62569
		LOT 3, SECTION 2 AND 3, NANAIMO DISTRICT, PLAN EPP19870

*Subject to 13.2.3.1

Use	Permitted Location Address	Legal Description of Permitted Location
Personal Care Facility	1850 Boxwood Road	LOT 6, SECTION 15, RANGE 8 MOUNTAIN DISTRICT, PLAN EPP70084
Seafood Processing	232, 242, 248, and 262 Southside Drive	LOTS 4, 5, & 7, SECTION 1, NANAIMIO DISTRICT, PLAN 30868 LOT 1 (DD EC123851), SECTION 1, NANAIMO DISTRICT, PLAN 38212

(4500.031; 2012-DEC-03) (4500.053; 2013-DEC-16) (4500.059; 2014-MAR-24) (4500.072; 2014-DEC-11) (4500.127; 2018-OCT-01) (4500.158; 2019-DEC-02) (4500.200; 2023-APR-03) (4500.215; 2024-MAY-27) (4500.241; 2025-JUL-28)

13.2.3.1 As a condition of use on the lands legally described as LOT 3, SECTION 2 AND 3, NANAIMO DISTRICT, PLAN EPP19870 (1605 Fielding Road), the maximum total Gross Floor Area of office as a principal use on the lands shall not exceed 12,077m². (4500.215; 2024-MAY-27)

13.3 LOT SIZE AND DIMENSIONS

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
I1	1,500m ²	15m	30m
I2	1,200m ²	15m	30m
I3	900m ²	15m	30m
I4	1,800m ²	15m	45m

13.4 SITING OF BUILDINGS

13.4.1 All buildings must be set back from the property lines as follows:

Zone	Front Yard - Buildings	Front Yard - Where the Area Between the Front Face of the Building and the Front Property is Landscaped and Not Used for Parking	Side Yard #1	Side Yard #2	Flanking Side Yard	Rear Yard
I1	7.5m	4.5m	3m	0m	4.5m	4.5m
I2	7.5m	4.5m	6m	0m	4.5m	4.5m
I3	6m	3m	3m	0m	4.5m	6m
I4	7.5m	4.5m	6m	3m	4.5m	6m

13.4.2 Notwithstanding Subsection 13.4.1, where an industrial zoned property abuts a residential or corridor zoned property, all buildings must be setback at least 7.5m from all property lines which directly abut residential or corridor zoned property.

13.4.3 Notwithstanding Subsection 13.4.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

- 13.4.4 Notwithstanding Subsection 13.4.1, where a property line abuts a major road, a minimum setback of 7.5m is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road. **(4500.182; 2021-DEC-06)**
- 13.4.5 Notwithstanding 13.4.1, where an industrial zoned property abuts the Agricultural Land Reserve as identified by the Agricultural Land Commission through the *Agricultural Land Commission Act*, all buildings and industrial uses must be setback at least 15m from the Agricultural Land Reserve boundary. **(4500.219; 2024-MAR-04)**

13.6 SIZE OF BUILDINGS

13.6.1 The maximum lot coverage, floor area and height of a principal building shall be as follows:

Zone	Lot Coverage	Additional Lot Coverage	Height of Buildings
I1	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
I2	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
I3	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	14m
I4	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	18m

(4500.033; 2012-DEC-03) (4500.219; 2024-MAR-04)

13.6.2 Notwithstanding Subsection 13.6.1, on the lands legally described as LOT 3, SECTION 2 AND 3, NANAIMO DISTRICT, PLAN EPP19870 (1605 Fielding Road), the maximum permitted building height shall be 18m, except where the principal use is office the maximum permitted building height shall be 22m. **(4500.215; 2024-MAY-27)**