

District of Summerland REGULAR COUNCIL MEETING AGENDA

Monday, January 28th, 2013 - 7:00 p.m.
Council Chambers
Municipal Hall, 13211 Henry Ave.
Summerland, BC

Page

1. Call to Order

2. Adoption of Minutes

4-9

2.1 Adoption of Minutes

Recommendation:

THAT the Regular Council meeting minutes dated January 14th, 2013 be adopted.

10-12

2.2 Adoption of Minutes

Recommendation:

THAT the Special Council meeting minutes dated January 21st, 2013 be adopted.

3. Resolution to Amend the Agenda

4. Delegations

(maximum 5 minutes per delegation)

13-14

4.1 Delegation - Eva Antonijevic, Community Program Director for Friends of Summerland Ornamental Gardens Project - Okanagan Basin Water Board (OBWB) Grant Application

5. Mayor's Report

6. CAO's Report

7. Unfinished Business

8. Correspondence

9. Development Services Department Reports

15

9.1 Appointment to the Regional Growth Strategy Technical Advisory Committee

Recommendation:

THAT Council appoint the Director of Development Services or his designate to the Regional Growth Strategy Technical Advisory Committee.

16-23

9.2 Development Variance Permit for Lot 1, DL 2543, ODYD, Plan 8201 (11601 Rutherford Avenue) - (Charlotte Lewis)

Mayor Perrino to ask for comments from the public.

Recommendation:

THAT a Development Variance Permit to vary Section 8.1.5(a) of the Zoning Bylaw 2000-450 to increase the size of the allowable "Farm Home Plate" in the A1-Agriculture Zone from 905m² to 1240m² be denied.

24-29

9.3 Zoning Amendment Application to rezone FG (Forestry Grazing) to A2 (Agricultural Large Acreage Zone) for a portion of 26405 Garnet Valley Road

Recommendation:

THAT staff be authorized to prepare a Zoning Bylaw amendment to rezone a portion of DL 3195, ODYD, Except Plan 30384 located at 26405 Garnet Valley Road from FG (Forestry Grazing) to A2 (Agricultural Large Acreage Zone) as shown in Schedule A, attached to the Director of Development Services report dated January 28th, 2013.

30-43

9.4 OCP and Zoning Bylaw Amendments for the Bentley Road Industrial Area

Recommendation:

THAT staff be authorized to prepare an amendment to Schedule 'C' - Summerland Land Use Map of 'District of Summerland Official Community Plan Bylaw 2000-310' as shown in Schedule A to designate 10 parcels on the west side of Bentley Road from Agricultural to Light Industrial;

AND THAT staff be authorized to prepare an amendment to Schedule 'A' of 'District of Summerland Official Community Plan Bylaw 2000-310' as outlined in Schedule 'B' to address policy for light industrial;

AND THAT staff be authorized to prepare an Official Community Plan Bylaw Amendment to add a Development Permit Area for the Bentley Road Industrial Area as shown in Schedule C and prepare a corresponding Schedule 'Q' - Bentley Road Industrial Development Permit Area Map identifying the limits of the development permit area;

AND THAT staff be authorized to prepare an amendment to Zoning Bylaw

9. Development Services Department Reports

2000-450 as shown in Schedule E to add and amend definitions in response to the Bentley Road Industrial Area planning work;

AND FURTHER THAT staff be authorized to prepare a new zone that will be available for properties within the Bentley Road Development Permit Area.

10. Staff and Other Reports

10.1 Recommendations from the Committee of the Whole

10.2 Recommendations brought forward from In-Camera Sessions
Auxiliary Firefighter Remuneration (In-Camera Session of January 14th, 2013)

At the In-Camera Session of Council on January 14th, 2013, Council rescinded previous Policy No. 800.3; and subsequently adopted Policy No. 800.3 (2013) - 'Auxiliary Firefighter Remuneration'. This policy change was required to accurately reflect the current pay scale for auxiliary firefighters attending emergency incidents and training events and to improve payment for extended length training opportunities. The current policy did not correctly reflect the current remuneration paid to auxiliary firefighters for incidents and/or part-time employment and was amended to accurately identify these rates. (*note: for information only).

10.3 Road Closure of a Portion of Latimer Avenue (5905 Hill Crescent)

Recommendation:

THAT Council give first three readings to 'Bylaw 2013-001 - Road Closure and Removal of Highway Dedication 5905 Hill Crescent'.

11. New Business

12. Bylaws

13. Councillor's Report

14. Adjourn

15. Public Question Period

(questions must relate to items on the agenda)



THE CORPORATION OF THE DISTRICT OF SUMMERLAND COUNCIL REPORT

DATE: January 28, 2013
TO: Tom Day, Chief Administrative Officer
FROM: Ian McIntosh, Director of Development Services
Drafted by Julie McGuire, Long Range Planner
SUBJECT: OCP and Zoning Bylaw Amendments for the Bentley Road Industrial Area

STAFF RECOMMENDATION:

THAT staff be authorized to prepare an amendment to Schedule 'C' – Summerland Land Use Map of "District of Summerland Official Community Plan Bylaw 2000-310" as shown in Schedule A to designate 10 parcels on the west side of Bentley Road from Agricultural to Light Industrial;

AND THAT staff be authorized to prepare an amendment to Schedule 'A' of "District of Summerland Official Community Plan Bylaw 2000-310" as outlined in Schedule B to address policy for light industrial;

AND THAT staff be authorized to prepare an Official Community Plan Bylaw Amendment to add a Development Permit Area for the Bentley Road Industrial Area as shown in Schedule C and prepare a corresponding Schedule 'Q' – Bentley Road Industrial Development Permit Area Map identifying the limits of the development permit area;

AND THAT staff be authorized to prepare an amendment to Zoning Bylaw 2000-450 as shown in Schedule E to add and amend definitions in response to the Bentley Road Industrial Area planning work;

AND FURTHER THAT staff be authorized to prepare a new zone that will be available for properties within the Bentley Road Development Permit Area.

PURPOSE:

To present a comprehensive review of the findings from the Bentley Road Industrial Area Planning Study.

BACKGROUND:

In 2011, the District of Summerland initiated a block ALR exclusion for the properties shown on Schedule A. In November 2011, the Agricultural Land Commission (ALC) informed the District of Summerland that the application to exclude ten (10) parcels totaling 7.36 ha from the ALR would be permitted, subject to conditions. Compliance with the conditions must be complete within three years from the date of the ALC decision (November 16, 2011). In early 2012, Council directed staff to complete a planning study to provide recommendations on how to move forward.

DISCUSSION:

The Development Services Department completed a Background Report in July outlining relevant issues, what we heard from stakeholder interviews, and next steps. The report found that without the necessary supply of industrial land, Summerland may limit opportunities to attract new business investment, create jobs, and increase municipal tax base. The Bentley Road Industrial Area is a good location for industrial expansion due to the existing industrial area and proximity to Highway 97.

Stakeholder interviews were conducted as well as two open houses to consult the general public. The issues that were raised fell into the following categories:

- aesthetics,
- compatibility between land uses,
- drainage,
- economics,
- the environment,
- the transition to industrial,
- transportation and traffic, and
- utilities.

There was a concern over aesthetics since it is an entrance to Summerland. This is addressed through design guidelines for the area. Compatibility between industrial and agricultural uses is addressed with fences and vegetative buffers as well as design guidelines. The challenge emerging from the public consultation is that there is a desire for job creation while at the same time a desire to limit impacts such as air pollution, noise, environmental damage, traffic, and fumes. The whole idea of an industrial park is to have a location for businesses that may have some less desirable impacts. Design Guidelines can mitigate some of these impacts without constraining industrial development.

The District of Summerland has until November 2014 to complete the conditions set out by the ALC. The following points outline how the conditions could be addressed.

1. Construction of 1.8 m high fence and planting of a 5 m wide irrigated vegetative buffer on the south boundary of 17418 Bentley Road.

To complete this requirement, the property owner(s) at 17418 Bentley Road must agree to the construction of the fence and planting of the vegetative buffer on their property. The property owner(s) must also agree to a restrictive covenant being put on their title to maintain the fence and buffer in perpetuity.

During initial interviews with Bentley Road property owners, District of Summerland staff spoke with the owners of 17418 Bentley Road, however while trying to finalize project details, the owners have not responded to emails, letters, phone calls, or a site visit.

The estimated costs to construct a 1.8 m high chain link fence and a 5.0 m wide irrigated vegetative buffer, 306 m long, is \$64,428. This cost can be paid for by the District of Summerland and recovered on a pro rata basis from the property owners upon rezoning. Since the property owner where the buffer is to be built is currently unresponsive, it is recommended that that property not be excluded from the Agricultural Land Reserve (ALR) with the rest of the properties. The money for the fence and buffer will be collected as each property rezones and the buffer will be built when 17418 Bentley Road gets excluded from the ALR and rezones to industrial. Until then, this property will be the buffer between land designated industrial in the OCP and agricultural land.

Discussions with a representative from the ALC suggest they concur with this approach.

2. The registration of a covenant on each of the parcels 0.8 ha (2 acres) or larger, prohibiting all other land uses except as permitted by the “industrial” designation.

There are three properties that are subject to this requirement, they are:

- 18006 Bentley Road, 2.00 acres;
- 10918 Rennie Street, 4.88 acres; and
- 17418 Bentley Road, 5.00 acres.

The covenants have been drawn up and are ready to be signed by the property owners. One property owner has already signed their covenant. Should the other two property owners choose not to sign their respective covenants; it will be a requirement of rezoning.

3. The designation of the subject lands as “Industrial” in the District of Summerland Official Community Plan.

This can be seen in Schedule A as an amendment to the OCP Schedule C – Land Use Map.

4. The submission of a storm water drainage plan showing how storm water from industrial development will be managed and how negative impact on the adjoining farmland to the south will be avoided.

A Stormwater Management Plan was completed by Urban Systems. The findings indicate that “remaining ALR lands upstream of the subject site will not be negatively impacted by runoff generated on the subject site” (5.0). The report recommends that during the land use approval process, measures be taken to ensure that post-development flows are managed not to exceed pre-development levels. This report will be given to prospective developers of land in this area.

The Development Services Department prepared Official Community Plan (OCP) amendments to designate the ten parcels subject for ALR exclusion as “industrial”. The OCP amendments also create a development permit area (DPA) for the entire Bentley Road Industrial Area. The DPA provides guidelines for form and character of the area. See Schedules A, B, C, & D for the OCP amendments.

The Development Services Department also prepared an amendment to definitions within the Zoning Bylaw 2000-450. Two definitions are new and will be used in a potential new industrial zone for the Bentley Road Industrial Area. The definition of *Apartment Housing* is more of a housekeeping amendment, which also affects industrial and commercial zones. See Schedule E for this Zoning Bylaw Amendment.

The Development Services Department also prepared a new zone, M1-A, to amend uses allowed in the Bentley Road Industrial Area. Eight new Principal uses were added to the new M1-A Business Industrial Zone and one use, Commercial Storage, was removed compared to the current M1 zone. The idea behind these changes is to allow uses that generate employment and remove uses that may require a lot of land and generate little employment. The maximum height allowed was increased to 14.0 metres from lesser of 12.0 metres or 2 storeys. This allows for more design flexibility. Other regulation changes address operations that may create excessive noise, odour, or emissions. See Schedule F for this proposed new zone M1-A. It is noted that this zone, while drafted, will not form part of the zoning bylaw until a property requests rezoning. Such an application will trigger adding the new M1-A zone to the zoning bylaw.

Circulation Comments:

This application was presented to the Advisory Planning Commission meeting held on November 2, 2012. After reviewing the application and hearing from the public in attendance and staff, the Commission passed the following recommendation:

THAT the Advisory Planning Commission supports an amendment to the Official Community Plan for the Bentley Road Industrial Area, including a Development Permit Area;

AND further supports an amendment to the Zoning Bylaw 2000-450 to add and amend definitions for a potential new industrial zone for the Bentley Road Industrial Area.

The application was also circulated to the BC Ministry of Transportation and Infrastructure. A review by this Ministry identified the need for a Traffic Impact Assessment (TIA). A TIA was completed by Boulevard Transportation Group in January 2013, recommending that the District of Summerland consider asking for individual traffic impact assessments from developers prior to development approval. The TIA also recommended that the District and Ministry work together as the area develops, to determine if and when the intersection of Highway 97 and Jones Flat Road should become signalized. An additional recommendation is to upgrade Bentley Road to District standard with a sidewalk as properties develop.

The application was also circulated to the District's Engineering and Public Works Department and Fire Department. No issues were identified.

FINANCIAL IMPLICATIONS:

There may be some infrastructure upgrades needed for Bentley Road including water main upgrades, electrical, road, and drainage. The cost for some of these upgrades may come as part of the rezoning process however there may be some incurred costs for the District of Summerland. In addition, the construction of the fence and vegetative buffer in the amount of \$64,428 may need to be underwritten by the municipality depending on when the property at 17418 Bentley Road wishes to participate.

CONCLUSION:

The Bentley Road Industrial Area Planning Study was a direction from Council for 2012. The proposed amendments meet the ALC conditions to remove land from the ALR while also providing direction for the area.

ALTERNATIVES TO STAFF RECOMMENDATION:

Council could choose not to support the proposed amendments or request revisions.

Respectfully Submitted



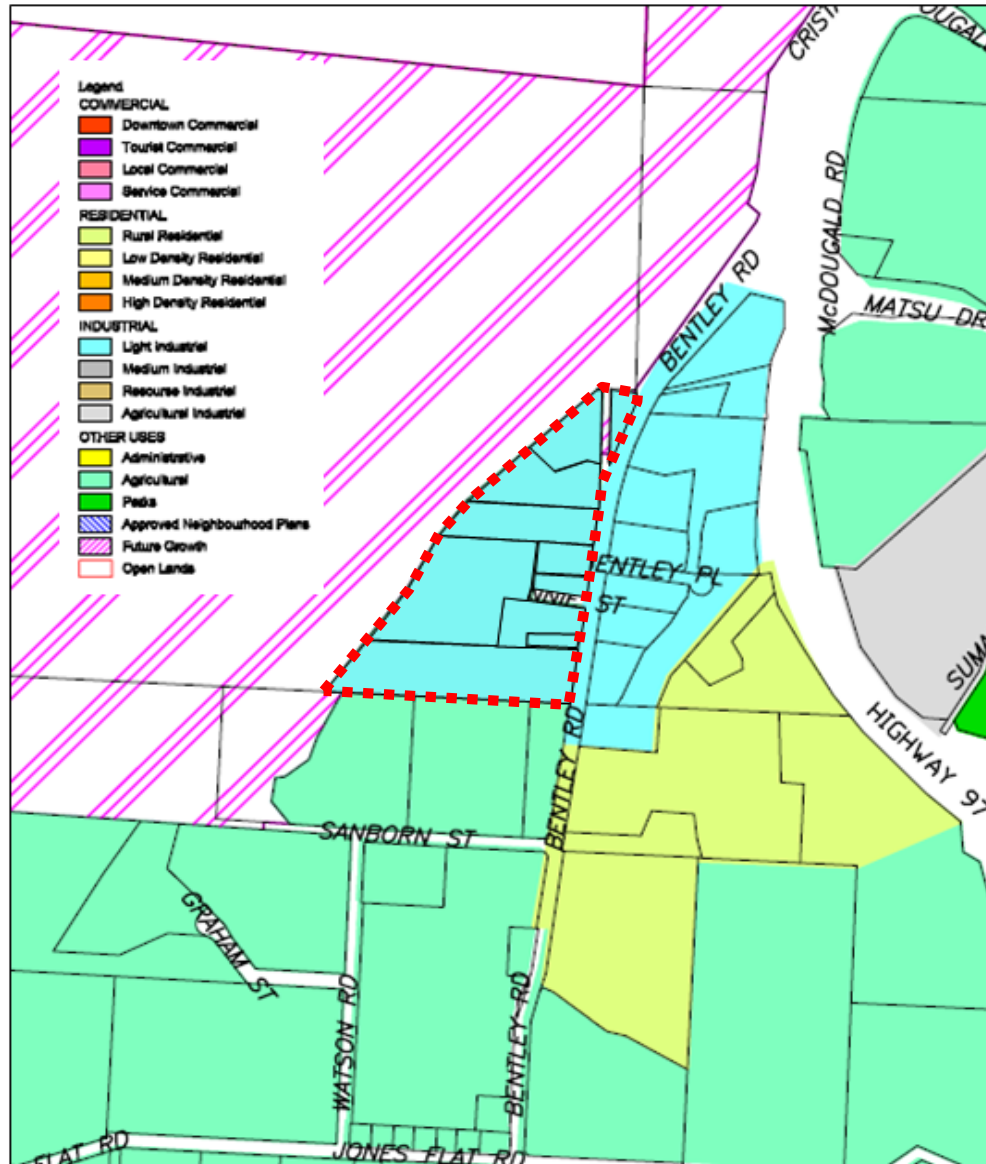
Director of Development Services

Approved for Agenda



CAO – January 24th, 2013

Schedule A: Summerland Land Use Map



Summerland – Land Use Map

Schedule C - Amendment

November 2012



Schedule B: Summerland Official Community Plan Updates

1. THAT the following section 5.1.5.1 BACKGROUND, section Light Industrial be amended as follows:

5.1.5.1 BACKGROUND

Light Industrial

The Bentley Road and Logie Road Industrial Parks will continue to be used to address the needs of the light industrial sector. Industrial operations requiring direct access to Highway #97 should be encouraged to locate in the Bentley Road Industrial Park. Agricultural-oriented industries, while suitable to both light industrial parks, should be encouraged to locate in the Logie Road area, since this park includes lands within the Agricultural Land Reserve.

An application to exclude 7.36 hectares of land from the ALR in 2011, for industrial purposes, on the west side of Bentley Road from Highway 97 to 17418 Bentley Road led to the expansion of the Bentley Road Industrial Park. Lands south of this expansion area to Sanborn Street may accommodate future expansion of the Bentley Road Industrial Park. The transition of the Agricultural to Industrial land uses will require measures such as buffering to reduce the impact between potentially conflicting land uses.

The expansion of the Logie Road Industrial Park is somewhat doubtful. This is primarily due to the desire of the community and the Agricultural Land Commission to protect and preserve the productive agricultural lands that surround this industrial park.

2. THAT the following section 5.1.5.2 INTERPRETATION, section .1 Light Industrial be amended as follows:

.1 Light Industrial

OLD

Light Industrial uses will be permitted in areas delineated on the map attached as Schedule "C". Permitted uses shall be restricted to service and repair establishments, machine and woodworking shops, indoor manufacturing operations and primary and/or secondary food processing facilities.

NEW

Light Industrial uses will be permitted in areas delineated on the map attached as Schedule "C". Light industrial uses as well as Industrial/Business activities shall be allowed. Industrial/business service refers to uses that provide services and support to industrial and business customers.

3. THAT the following section 5.1.5.4 POLICIES, be deleted:

.8 Restrict the development of the lands west of Bentley Road and north of Sanborn Street to small scale agricultural operations to accommodate the future expansion of the Bentley Road Industrial Park.

4. THAT the following section 5.1.5.4 POLICIES, be added:

.8 Encourage, in areas designated as "Light Industrial," the provision of business centres that incorporate a mix of research, light manufacturing, and associated business office uses.

Schedule C: OCP Bentley Road Industrial Development Permit Area

THAT the following section 7.11 BENTLEY ROAD INDUSTRIAL DEVELOPMENT PERMIT AREA, be added as follows:

7.11 BENTLEY ROAD INDUSTRIAL DEVELOPMENT PERMIT AREA

7.11.1 Category

The following provides the location and guidelines for the Bentley Road Industrial Development Permit Area.

7.11.2 Area

The lands identified as Schedule Q are the Bentley Road Industrial Development Permit Area.

7.11.3 Justification

The Bentley Road Industrial Development Permit Area is designated pursuant to Section 919.1(1) of the Local Government Act considering the following designations:

- a) Establishment of objectives for the form and character of industrial development;
- b) Establishment of objectives to promote energy conservation; and
- c) Establishment of objectives to promote the reduction of greenhouse gas emissions.

The purpose of the Bentley Road Industrial Development Permit Area is to promote development that meets the needs of industry, and through attractive design that is compatible with adjacent land uses. The Bentley Road Industrial area has been designated to enhance the form and character of the area as well as to protect agricultural land and promote water and energy-efficient development.

A Bentley Road Industrial Development Permit is required for all new development within the area on lands as designated in Schedule Q of the Official Community Plan unless exempted under Section 7.11.5.

7.11.4 Guidelines

7.11.4.1 General

- i. A site specific drainage plan is required with information on proposed site drainage methods.

7.11.4.2 Building Design, Massing and Siting

- i. Main public building entries should be located at the front of the buildings to face streets and be clearly identifiable, visible, transparent and accessible.
- ii. Corner entries that can provide access from both the street and parking facilities are encouraged.
- iii. Rooftop mechanical systems should be integrated into the form of the building and screened from view.
- iv. Exterior building design should reflect the character of the area by utilizing appropriate, durable materials.
- v. Buildings with blank walls should incorporate features such as texture, graphics, or colors to provide visual interest.
- vi. Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light.

- vii. Buildings along street frontages should have a higher degree of architectural detailing to enhance the building's appearance to the public realm.

7.11.4.3 Vehicle Access, Parking and Loading

- i. Parking areas adjacent to public streets should provide a low level landscaped buffer between the parking and the street.
- ii. Drainage from developments must be controlled on site. Consider the use of low impact development (LID) solutions to control surface drainage.
- iii. No parking or maneuvering should be permitted in landscaped setback areas.
- iv. Provide well defined and safe pedestrian access from parking areas and public sidewalks.

7.11.4.4 Landscaping and Streetscaping

- i. Bentley Road should have street trees in the boulevard.
- ii. Properties Abutting Bentley Road are required to provide a 3.0 m wide Landscaped Strip.
- iii. Crime Prevention Through Environmental Design (CPTED) principles should be followed.
- iv. Outdoor storage areas should be limited to the rear yard and side yard areas, screened from main entrances and streets.
- v. Industrial developments with multiple tenancies should consider providing common amenity spaces for employees and visitors.
- vi. Any portion of a building site left vacant for future development should be suitably landscaped to control weeds and dust.
- vii. Chain link fences are discouraged within the front setback.
- viii. Development permit applications should include a professional landscape design.
- ix. Existing trees and vegetation should be retained and incorporated into site planning where possible. New trees should be added wherever possible.
- x. A variety of native trees and vegetation should be provided to minimize maintenance, water use and integrate the planting design into the traditional landscape character. Trees and vegetation should be native species appropriate to the area.

7.11.4.5 Energy Conservation and Efficiency

- i. Buildings should be designed to minimize off-site air pollution.
- ii. Buildings should be oriented to maximize solar orientation, taking into consideration building placement and planting design.
- iii. Building materials, systems and construction methods should be used to conserve energy and reduce long-term operating costs.

7.11.4.6 Solid Waste: Reuse and Recycle

- i. A solid waste disposal area should be designated for each building. This area should be of sufficient size to meet the needs of the proposed development.
- ii. A comprehensive waste management plan is encouraged among land owners to provide recycling and reuse in close proximity by different industrial, retail or high technology uses.

7.11.5 Exemptions

7.11.5.1 The following forms of development and/or applications are exempt from the Bentley Road Industrial Development Permit Area requirement:

- i. Any land use as defined in the District of Summerland Zoning Bylaw for lands zoned A1.
- ii. Replacement of an existing sign.
- iii. Subdivision.
- iv. Any servicing work undertaken by or on behalf of the District of Summerland.
- v. Renovations, repairs, or maintenance to existing buildings that cost under \$50,000 in value.

7.11.6 Development Permit Approval

District Council is the approving authority for the Bentley Road Industrial Development Permit Area Guidelines.

**Schedule D: OCP Schedule Q - Bentley Road Industrial Development Permit Area
Map**



**Summerland - Bentley Road Industrial
Development Permit Area**
Schedule Q
November 2012

Legend
DPA



Schedule E: Zoning Bylaw Amendment to address the Bentley Road Industrial Area planning study

1. THAT the following definitions be added to section 2.0 Definitions as follows:

2.0 Definitions

Broadcasting Studios means development used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

Industrial High Technology Research and Product Design means the research and/or design, including the manufacture and/or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. Related industries may include business services such as data storage, provision of server space, and servicing of computer equipment. This use may include up to 25% of the space to be used for an office component.

2. THAT the following definition be amended to section 2.0 Definitions as follows:

2.0 Definitions

Housing, Apartment means more than four Dwellings in a residential building which have principal access from a common interior corridor, and which are not Townhouses or residential Dwelling(s) when integrated into a commercial or industrial mixed-use building.

3. THAT the following parking and loading requirements be amended to section 6.0 Parking & Loading Regulations as follows:

6.0 Parking & Loading Regulations

6.1 Vehicle Parking and Loading Provisions

Table 6.1: Parking & Loading Schedule

Category of Use	Required Vehicle Parking Spaces	Required Loading Spaces
<i>Broadcasting Studios</i>	2.5 per 100m ² of Gross Floor Area	NIL

Schedule F: Proposed new zone for Bentley Road DPA

1. THAT the following zone be available for properties within the Bentley Road DPA who wish to rezone:

12.0 Industrial Zones

12.5 M1-A Business Industrial Zone

M1-A

12.5.1 Purpose

The purpose is to provide a zone to accommodate business industrial development containing clean industrial and businesses that provide services and support to industrial uses with limited outdoor storage and to provide for a transition to clean industrial uses.

12.5.2 Principal Uses

The following Uses and no other Uses shall be the permitted Principal Uses in this zone subject to all applicable regulations of this Bylaw.

- (a) Animal Shelter, Minor
- (b) Automotive & Equipment Repair Shop;
- (c) Brewing & Distilling;
- (d) Broadcasting Studios;
- (e) Business support service;
- (f) Private Club;
- (g) Contractor Services, Limited;
- (h) Eating & Drinking Establishment;
- (i) Equipment Rental;
- (j) Farm equipment sales and rental;
- (k) Farm supplies, sales & storage;
- (l) Garden centre;
- (m) Indoor manufacturing operations;
- (n) Industrial high technology research and product design;
- (o) Primary & secondary processing of Agriculture Products;
- (p) Protective & Emergency Services;
- (q) Recreational Service, Indoor;
- (r) Recycling Depot;
- (s) Research centre and laboratory;
- (t) Warehouse Sales Establishment; and
- (u) Winery & Cidery.

12.5.3 Accessory Uses

The following Uses and no other Uses shall be the permitted Accessory Uses in this zone subject to all applicable regulations of this Bylaw.

- (a) Accessory Buildings and Structures;
- (b) Education Service;
- (c) indoor display areas, retail sales areas and/or Office areas;
- (d) Employee Housing; and
- (e) Recycle Drop-Off Centre.

12.5.4 Subdivision Regulations

- | | | |
|-----|--|--------------------|
| (a) | Minimum Lot Area (with sewer service) | 1800m ² |
| (b) | Minimum Lot Area (without sewer service) | 1.0ha |
| (c) | Minimum Lot Width | 30.0m |

12.5.5 Development Regulations

- | | | |
|-----|----------------------|------------|
| (a) | Maximum Lot Coverage | 60 percent |
|-----|----------------------|------------|

12.5.6 Siting Regulations – Principal & Accessory Uses

- | | | |
|-----|--|-------|
| (a) | Minimum Front Setback | 7.0m |
| (b) | Minimum Rear Setback | 0.0m |
| (c) | Minimum Side Setback (Interior) | 5.0m |
| (d) | Minimum Side Setback (Exterior) | 5.0m |
| (e) | Maximum Height | 14.0m |
| (f) | Notwithstanding Section 12.1.6 (b), where the Rear Yard Abuts any zone other than an industrial zone, the Rear Yard Setback shall be 7.5m. | |
| (g) | Notwithstanding Section 12.1.6 (c), where one Interior Side Setback measures at least 5.0m, the other Interior Side Setback may be reduced to 0.0m, provided that it Abuts an industrial zone. | |

12.5.7 Other Regulations

- (a) Eating & Drinking Establishments shall have a maximum Gross Floor Area of 100m² and shall not include Premises licensed under the Liquor Control and Licensing Act.
- (b) Indoor display areas, retail sales areas and/or Office areas shall occupy no more than 25 percent of the Gross Floor Area devoted to the Principal Use.
- (c) *Employee Housing* shall be limited to one (1) *Dwelling* unit per *Lot* or *Development Site*, which may include:
 - (i). One *Apartment* situated within the principal *Building*; or
 - (ii). One *Manufactured Home*, if on a site greater than 2.0ha.
- (d) Where a Lot zoned M1-A Abuts Lots zoned for non-industrial Uses, no Use shall direct illumination, light, or glare beyond the boundary of the Lot on which the Use is located.
- (e) No industrial uses are permitted which carry out their operations such that there would be excessive noise, odour, or other emissions created outside an enclosed building. Excessive emissions are those that exceed standards set by Provincial legislation.
- (f) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).