

Section 9: Industrial Zones

Within a Light Industrial (M1) Zone, Heavy Industrial (M2) Zone, Space Extensive Commercial/Industrial (M3) Zone, and Extractive Industrial (MEX) Zone, no person shall use any land, or erect, locate or use any building or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, and Section 5: General Provisions.

9.1 Light Industrial (M1) Zone

9.1.1 M1 - Permitted Uses

- a) Warehousing and wholesaling uses
- b) Assembly and manufacturing uses in accordance with the definition of Light Industrial in Section 3 of this By-law
- c) Open storage uses
- d) One residence for security/care taking purposes
- e) Equipment sales
- f) Building Supply centres and yards
- g) Transportation terminal
- h) Business offices accessory to a permitted use
- i) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

9.1.2 M1 – Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services
a) Minimum Lot Frontage	30 metres	30 metres	60 metres	60 metres
b) Minimum Lot Area	1,000 m ²	2,000 m ²	8,000 m ²	8,000 m ²
c) Maximum Lot Coverage	50 %	50 %	35 %	25 %
d) Minimum Front Yard Setback	15 metres	15 metres	15 metres	15 metres
e) Minimum Interior Side Yard Setback	7.5 metres	7.5 metres	7.5 metres	7.5 metres
f) Minimum Exterior Side Yard Setback	7.5 metres	12 metres	12 metres	12 metres
g) Minimum Rear Yard Setback	7.5 metres	7.5 metres	15 metres	15 metres
h) Maximum Height	11 metres	11 metres	11 metres	11 metres

9.1.3 M1 - Special Provisions for Light Industrial Uses

- a) Notwithstanding the setback requirements of Section 9.1.2, the minimum setback from an abutting residential zone shall be 20 metres, or the amount set out in the Table in Section 9.1.2, whichever is greater.
- b) All Light Industrial (M1) uses are subject to Site Plan Control approval and notwithstanding the setback requirements of Section 9.2.2, increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).
- c) All parking areas and access driveways and laneways must be buffered from adjacent uses by a 3 metre landscape strip.
- d) Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

9.1.4 M1 - Special Provisions for Residential Uses Permitted in Section 9.1.1

- a) A maximum of one residential unit may be permitted on a lot
- b) Any residential use permitted in Section 9.1.1, must be accessory to the principal industrial use on the property and utilized only for accommodation for security/care taking personnel.
- c) Minimum gross floor area of the dwelling unit shall be 35 square metres

9.2 Heavy Industrial (M2) Zone

9.2.1 M2 - Permitted Uses

- a) Assembly and manufacturing uses
- b) Food or beverage production
- c) Foundry
- d) Concrete Production
- e) Public works uses
- f) Motor vehicle sales and service establishment
- g) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

9.2.2 M2 – Zone Provisions

a) Minimum Lot Frontage	60 metres
b) Minimum Lot Area	8,000 m ²
c) Maximum Lot Coverage	20 %
d) Minimum Front Yard Setback	15 metres
e) Minimum Interior Side Yard Setback	7.5 metres
f) Minimum Exterior Side Yard Setback	7.5 metres
g) Minimum Rear Yard Setback	7.5 metres

9.2.3 M2 - Special Provisions for Heavy Industrial Uses

- a) All Heavy Industrial (M2) uses are subject to Site Plan Control approval and notwithstanding the setback requirements of Section 9.2.2, increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).
- b) All parking areas and access driveways and laneways must be buffered from adjacent uses by a 3 metre landscape strip.
- c) Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

9.3 Extractive Industrial (MEX) Zone

9.4.1 MEX - Permitted Uses

- a) Aggregate extraction and accessory and incidental uses such as crushing, screening, blending, washing, stockpiling, and recycling, all of which occur above the water table.
- b) Agriculture
- c) Forestry
- d) Wildlife and fisheries management
- e) Portable asphalt plant and wayside pit and quarry
- f) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

9.4.2 MEX – Zone Provisions

a) Minimum Lot Frontage	100 metres
b) Minimum Lot Area	--
c) Maximum Lot Coverage	10%
d) Minimum Front Yard Setback	30 metres
e) Minimum Interior Side Yard Setback	30 metres
f) Minimum Exterior Side Yard Setback	30 metres
g) Minimum Rear Yard Setback	30 metres
h) Maximum Height	2.5 stories

9.4.3 MEX - Special Provisions Extractive Industrial Uses

- a) Notwithstanding the setback requirements of Section 9.4.2, agricultural buildings, and agricultural accessory buildings and structures require a minimum front yard setback of 55 metres.