

## **PART 19 INDUSTRIAL ZONES**

### **1901 M-1 General Industrial**

#### **(1) Intent**

This zone provides for all types of *industrial uses*, which generally include manufacturing, storing, distributing, wholesaling and recycling of goods, materials or similar items. Only *commercial uses* which support *industrial* activities are permitted.

#### **(2) Permitted Uses**

Principal *uses*:

(a) *Commercial*, limited to:

- (i) *autobody repair*
- (ii) *contractor service*
- (iii) *mini-warehouse*
- (iv) *recycling depot*
- (v) *industrial equipment*, retail sale, rental and servicing
- (vi) *recreational vehicle* retail sale, rental, servicing, as limited under sub-section (3)(a)
- (vii) *trade school*
- (viii) transportation terminal
- (viii) *liquor manufacturing*

(b) *Industrial*

(c) *Public service*

(d) *Service Station*, as limited under sub-section (3)(b).

*Accessory Uses*, limited to:

(a) *Accessory office*

(b) *Accessory caretaker*, as limited under sub-section (3)(c) and (4)(a)

(c) *Accessory unenclosed storage*, as limited under sub-section (3)(d)

(d) *Accessory street vending*

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**(3) Conditions of Use**

- (a) *Recreational vehicle* retail sale, rental, servicing, is permitted only at the following location:

Parcel Identifier No.	Address
015-973-417	32 Fawcett Road

- (b) *A service station use:*
- (i) is limited to sales and services to motor vehicles exceeding a *gross vehicle weight rating* of 4,500 kilograms, and commercial vehicles licensed under Division 3 of Part 20 of the *Local Government Act*; and
  - (ii) must have fuel dispensed by the personnel of the *business* retailing the fuel or, when in a cardlock or key operated service, by a driver or passenger of the motor vehicle being fueled.
- (c) *An accessory caretaker use:*
- (i) must be located within the *principal building* on the *lot*;
  - (ii) must not exceed a maximum *floor area* of 60 m<sup>2</sup>; and
  - (iii) is limited to one per *lot*.
- (d) *An unenclosed principal storage use and an accessory unenclosed storage use:*
- (i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface; and
  - (ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

**(4) Lot Size**

- (a) Not applicable in this zone, except:
- (i) an *accessory caretaker use* is not permitted on a *lot* having an area less than 8,100 m<sup>2</sup>.

**(5) Density**

All *buildings* and *structures* together shall not exceed a *gross floor area* of 1.5 times the *lot area*.

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**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Buildings, structures and uses* must be sited no closer than the corresponding setbacks from *lot lines* as set out below:

<i>Uses: Buildings and Structures</i>	<i>Lot Lines Along a Street (metres)</i>	<i>Rear Lot Line Abutting an Industrial or Business Zone (metres)</i>	<i>Rear Lot Line Abutting All Other Zones (metres)</i>	<i>Interior Side Lot Line abutting an Industrial or Business zone (metres)</i>	<i>Interior Side Lot Line Abutting All Other Zones (metres)</i>
<i>All buildings and structures</i>	7.6		7.6		3.0
<i>Unenclosed and accessory unenclosed storage</i>	7.6		7.6	3.0	

(b) The above setbacks are subject to increase under sections 518, 519 and 523 and decrease under section 514 of this bylaw.

(c) Notwithstanding sub-section (8)(a), the setback for the Rear Lot Line abutting an Industrial, Service Commercial or Business zone, shall be zero (0) metres which is permitted only at the following locations:

<u>Parcel Identifier No.</u>	<u>Address</u>
023-280-743 and 023-280-808	943 Sherwood Avenue
012-235-083	947 Sherwood Avenue
007-425-970	949 Sherwood Avenue
012-235-105	951 Sherwood Avenue
012-235-202	953 Sherwood Avenue

**(9) Location of Uses**

Not applicable in this zone.

## 1901 M-1 General Industrial

### (10) Height

The stored goods or materials, *buildings* and *structures* set out below must not exceed the corresponding *heights*:

<b>Use</b>	<b>Maximum Height</b>
<i>Buildings</i>	Six (6) storeys
<i>Structures</i>	19 metres
Stored goods or materials, other than Modular containers	3.7 metres
Stored <i>modular containers</i>	8.8 metres

### (11) Building Size

Not applicable in this zone.

### (12) Off-Street Parking and Loading

The regulations under Part 7 apply.

### (13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

## PART 19 INDUSTRIAL ZONES

### 1902 M-2 Industrial Business

#### (1) Intent

The zone provides for most types of *industrial uses* and some *commercial uses* limited to *uses* with an industrial character.

#### (2) Permitted Uses

Principal *uses*, limited to the following, and as further limited under sub-section (3)(a):

- (a) *Commercial*, limited to:
  - (i) *contractor service*
  - (ii) *industrial office*
  - (iii) learning disability treatment centre, as limited under sub-section (3)(b)
  - (iv) *recycling depot*
  - (v) *restaurant*, as limited under sub-section (3)(c)
  - (vi) *trade school*
  - (vii) *liquor manufacturing*
- (b) *Industrial*, except:
  - (i) batch plants for concrete and asphalt
  - (ii) manufacture of concrete products
  - (iii) recycling, processing, or salvaging of motor vehicles
- (c) *Medical cannabis grow operation*, as limited under sub-section (3)(d)
- (d) *Public service*.

*Accessory Uses*, limited to:

- (a) *Accessory caretaker*, as limited under sub-section (3)(e) and (4)(a)
- (b) *Accessory office*, as limited under sub-section (3)(a)
- (c) *Accessory retail*, as limited under sub-section 3(a)
- (d) *Accessory unenclosed storage*, as limited under sub-section (3)(f)
- (e) *Accessory street vending*

#### (3) Conditions of Use

- (a) All permitted *uses*, *accessory office* and *accessory retail uses* except for seasonal outdoor seating, where accessory to a *liquor manufacturing use* must be enclosed within a *building*.

**1902 M-2 Industrial Business**

(b) A learning disability treatment centre is permitted only at the following location:

<b>Strata Plan No.</b>	<b>Address</b>
LMS1496	Unit 112 – 250 Schoolhouse Street

(c) *Restaurant uses* must not exceed a maximum *gross floor area* of 85 m<sup>2</sup>.

(d) *Medical Cannabis Grow Operation use*:

- (i) must be the only *principal use* on the *lot* on which it is located;
- (ii) must be a minimum distance of 300 m from land zoned for *residential use*, places of worship, park or public school; and
- (iii) must be enclosed within a *building*, unless a license has been issued by the Federal Government specifically allowing an outdoor *medical cannabis grow operation*.

(e) An *accessory caretaker use*:

- (i) must be located within the *principal building* on a *lot*;
- (ii) must not exceed a maximum *floor area* of 60 m<sup>2</sup>;
- (iii) is limited to one per *lot*.

(f) An *accessory unenclosed storage use*

- (i) must be located to the rear of the front face of the building;
- (ii) is permitted only where the land upon which it is located is surfaced with an asphalt, concrete or other dust-free surface; and
- (iii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

**(4) Lot Size**

(a) Not applicable in this zone, except:

- (i) an *accessory caretaker use* is not permitted on a *lot* having an area less than 8,100 m<sup>2</sup>.

**(5) Density**

All *buildings* and *structures* together shall not exceed a *gross floor area* of 1.5 times the *lot area*.

**1902 M-2 Industrial Business**

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

One or more *principal buildings* may be located on a *lot*.

**(8) Setbacks**

(a) *Buildings* and *structures* for the *uses* must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<b><i>Uses Buildings and Structures</i></b>	<b><i>Lot Lines along a Street (metres)</i></b>	<b><i>Rear Lot Line abutting an Industrial or Business Zone (metres)</i></b>	<b><i>Rear Lot Line abutting all other zones (metres)</i></b>	<b><i>Interior Side Lot Line abutting an Industrial or Business zone (metres)</i></b>	<b><i>Interior Side Lot Line all other zones (metres)</i></b>
<i>All buildings and structures</i>	7.6		7.6		3.0

(b) The above setbacks are subject to increase under section 518, 519 and 523 and decrease under section 514 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of six (6) *storeys*.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The regulations in Part 2, Part 3, Part 4, Part 5 and 6 apply.