

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*
- (ix) *liquor manufacturing*

(b) *Industrial*

(c) *Public service*

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

(e) *Cannabis production*

(f) *Cannabis processing*

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 the Commercial Transport 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 m²; 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 m².

(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:

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

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(10) Height

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

Use	Maximum Height
<i>Buildings</i>	Six (6) <i>storeys</i>
<i>Structures</i>	19 metres
Stored goods or materials, other than <i>modular containers</i>	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) *Public service*

(d) *Cannabis production*

(e) *Cannabis processing*

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)(e)
- (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*.

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

Strata Plan No.	Address
LMS1496	Unit 112 – 250 Schoolhouse Street

(c) *Restaurant uses* must not exceed a maximum *gross floor area* of 85 m².

(d) 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 m²;
- (iii) is limited to one per *lot*.

(e) 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 m².

(5) Density

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

(6) Lot Coverage

Not applicable in this zone.

(7) Buildings Per Lot

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

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(8) Setbacks

(a) *Buildings and structures* for the *uses* must be sited no closer than the corresponding setbacks from *lot* lines 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 all other zones (metres)</i>
All <i>buildings</i> and <i>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.