

SECTION 8

INDUSTRIAL ZONES

In any Industrial Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

8.1 PERMITTED USES IN INDUSTRIAL ZONES

Within any Industrial Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses	Uses Permitted In Zone			
	M1	M2	M3	MU
Animal Shelter	●	●		●
Automotive Rental Establishment	●			
Automotive Body/Repair Shop	●	●		●
Automotive Washing Establishment	●	●		
Cannabis Production Facility (See Sec. 5.16.4)	●	●	●	
Catering Services	●	●		●
Clinic				●
Commercial School	●			
Community Lifestyle Facilities	●			●
Contractors Yard		●		
Day Nursery	●			
Dwelling unit (1) accessory to a permitted use for a custodian or maintenance employee	●	●		●
Financial Institution	●	●		●
Food/Beverage Production Facility (See Sec. 5.16.5)	●	●	●	●
Seasonal Garden Centre, Accessory (See Section 5.15)	●	●		●
Hotel				●
Industrial Mall	●	●	●	
Kennels (see Section 5.16.2)		●		
Laboratory	●			

Uses	Uses Permitted In Zone			
	M1	M2	M3	MU
Marina				●
Monument Sales	●	●		
Museums/Galleries				●
Office	●	●	●*	●
Printing and Publishing Establishments	●	●	●	
Public Park (see Section 5.16.1)	●	●		●
Railway Marshalling Yard	●	●	●	●
Public Use	●	●		●
Rental Store, General	●	●		
Repair Store	●	●		●
Retail Store Accessory to a Permitted Use	●	●	●	●
Restaurant				●
Self Serve Use	●			
Service Use	●	●		●
Storage, Indoor	●	●	●*	●
Storage, Outdoor		●	●*	
Storage of Inflammable, Explosive and other Liquids and Gases		●	●*	
Studio	●	●		●
Transportation Depot	●	●	●	●
Uses, Industrial		●	●	●
Uses, Light Industrial	●		●	●
Utility Service and Buildings	●	●		
Veterinarian Clinic	●	●		●
Warehouse	●	●	●	
Warehouse (within enclosed building)	●	●	●	●
Wholesale Establishment	●	●		●

Amendments affecting the table above: **ZBA [15], [25]**

i) Permitted Accessory Uses within an Industrial Mall are limited to 25% gross floor area.

8.2 GENERAL INDUSTRIAL (M1) ZONE

M1 Zone		Permitted Uses	
Regulations		Uses, Industrial (not including Automotive Body/Repair Shop)	Automotive Body/Repair Shop
a	Minimum Lot Frontage	20m	30m
b	Minimum Lot Area	750m ²	1,200m ²
c	Maximum Lot Coverage	60%	60%
d	Minimum Front Yard Setback	7.5m	10.0m
e	Minimum Rear Yard Setback	2.0m	3.0m
f	Minimum Interior Side Yard Setback	2.0m	2.0m
g	Minimum Exterior Side Yard Setback	2.0m	2.0m
h	Minimum Setback from a Residential Zone	5.0m	5.0m
i	Maximum Gross Floor Area Devoted to Retail where permitted as an Accessory Use	Not more than 10% of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes	Not more than 10% of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes
j	Maximum Building Height	15 m	10.0m
k	Minimum Landscaped Open Space	25%	25%
l	Minimum Setback from Gas Pump Island	N/A	5.0m from any lot line
m	Minimum Setback from Canopies	N/A	2.0m from any lot line

Amendments affecting the table above: **ZBA [15], [25]**

8.3 HEAVY INDUSTRIAL (M2) ZONE

M2 Zone		Permitted Uses		
Regulations		Railway Marshalling Yards	Automotive Body/Repair Shop	All other M2 permitted uses
a	Minimum Lot Frontage		30m	25m
b	Minimum Lot Area	500m ²	1,200m ²	1,000m ²
c	Maximum Lot Coverage		80%	80%
d	Minimum Front Yard Setback		10.0m	10m
e	Minimum Rear Yard Setback		3.0m	3.0m
f	Minimum Interior Side Yard Setback		3.0m	3.0m
g	Minimum Exterior Side Yard Setback		3.0m	3.0m
h	Minimum Setback from a Residential Zone		5.0m	10m
i	Maximum Gross Floor Area Devoted to Retail where permitted as an Accessory Use		Not more than 10% of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes	Not more than 10% of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes
j	Maximum Building Height	12m	10.0m	15m
k	Maximum Floor Space Index	1.0 FSI	N/A	N/A
l	Minimum Landscaped Open Space	25%	25%	25%
m	Minimum Setback from Gas Pump Island		5.0m from any lot line	N/A
n	Minimum Setback from Canopies		2.0m from any lot line	N/A

Amendments affecting the table above: **ZBA [15], [25]**

8.4 EMPLOYMENT AREA (M3) ZONE

M3 Zone		Permitted Uses	
Regulations		Railway Marshalling Yards	All other M3 permitted uses
a	Minimum Lot Frontage		25m
b	Minimum Lot Area	500m ²	1,000m ²
c	Maximum Lot Coverage		80%
d	Minimum Front Yard Setback		10m
e	Minimum Rear Yard Setback		3.0m
f	Minimum Interior Side Yard Setback		3.0m
g	Minimum Exterior Side Yard Setback		3.0m
h	Minimum Setback from a Residential Zone		10m
i	Maximum Gross Floor Area Devoted to Retail where permitted as an Accessory Use		Not more than 10% of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes
j	Maximum Building Height	12m	15m
k	Maximum Floor Space Index	1.0 FSI	N/A
l	Minimum Landscaped Open Space	25%	25%

8.5 MIXED USE INDUSTRIAL (MU) ZONE

MU Zone		Permitted Uses			
Regulations		Retail Store and Restaurant	Hotel	Automotive Body/Repair Shop	All other MU permitted uses
a	Minimum Lot Frontage	12m	20m	30m	20m
b	Minimum Lot Area	500m ²	750m ²	1,200m ²	750m ²
c	Maximum Lot Coverage	60%	50%	60%	60%
d	Minimum Front Yard Setback	5.0m	7.5m	10.0m	7.5m
e	Minimum Rear Yard Setback	5.0m	7.5m	3.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m	2.0m
f	Minimum Interior Side Yard Setback	1.0m	3.0m	3.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m	2.0m
g	Minimum Exterior Side Yard Setback	2.0m	3.0m	2.0m	2.0m
h	Maximum Building Height	10m	12m	10m	15m
i	Maximum Floor Space Index	1.0	1.0	1.0	1.0
j	Minimum Landscaped Open Space	25%	30%	25%	25%

k	Minimum Setback from Gas Pump Island	N/A	N/A	5.0m from any lot line	N/A
l	Minimum Setback from Canopies	N/A	N/A	2.0m from any lot line	N/A

MU Zone		Permitted Uses
Regulations		Railway Marshalling Yards
a	Minimum Lot Frontage	
b	Minimum Lot Area	500m ²
c	Maximum Lot Coverage	
d	Minimum Front Yard Setback	
e	Minimum Rear Yard Setback	
f	Minimum Interior Side Yard Setback	
g	Minimum Exterior Side Yard Setback	
h	Maximum Building Height	12m
i	Maximum Density	1.0 FSI