

Section 11
General Industrial Zone – M2**SECTION 11 - GENERAL INDUSTRIAL ZONE (M2)**

No **person** shall within any M2 **zone** **use** any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

11.1 Permitted Uses, Buildings, and Structures

- (a) an assembling, manufacturing, fabricating, packaging, printing, publishing plant or **warehouse** conducted and wholly contained within an enclosed **building**;
- (b) an **auction establishment**;
- (c) an **automobile gas bar**;
- (d) an **automobile repair establishment**;
- (e) an **automobile washing establishment**;
- (f) an **automobile service station**;
- ~~(g) a cold storage locker plant;~~
- (h) a communications facility;
- (i) a **contractor's yard or shop**;
- ~~(j) an egg processing plant;~~
- (k) an equipment sales and rental business;
- (k.1) a **factory outlet**;
- (l) a farm implement sales and service establishment;
- (m) a feed mill;
- ~~(n) a flour mill;~~
- (n.1) a food processing plant;
- (n.2) a **fuel pump island**;
- (o) a fuel storage and/or supply business;
- ~~(p) a furniture refinishing, woodworking, and/or upholstery shop;~~
- (q) a **garage, public works**;
- (r) a grain elevator;
- (s) a laboratory or research facility;
- (s.1) a **landscape supply outlet**;
- (t) a **laundry plant**;
- (u) a lumber yard and building supply outlet;
- (v) a machine shop;
- (v.1) a **manufacturing and assembly industry**;
- ~~(w) a mini-storage facility;~~
- (w.1) an ~~office support~~; **Office, Support**
- (x) a **parking area**;
- (x.2) a **pet hotel**;
- (y) a planing mill or saw mill;
- (z) a **recycling depot**;
- (aa) a **repair shop**;
- ~~(bb) a salvage or wrecking yard;~~
- (bb.1) a **self-storage establishment**;
- (cc) a steel supply business;
- (dd) a **transportation terminal**;

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- (ee) a welding shop;
- (ff) a **wholesale establishment**;
- (gg) a **warehouse**;
- (hh) ~~accessory uses, buildings, and structures, including accessory office uses and retail outlets, but excluding any accessory residential uses. accessory uses, buildings, and structures, including accessory office uses, restaurants, and retail store, but excluding any accessory residential uses.~~
- (ii) **Service Trade**

11.2 Requirements for Permitted Uses

- 11.2.1 **Lot Area**, Minimum 1,350 square metres
- 11.2.2 **Lot Frontage**, Minimum 30.0 metres
- 11.2.3 **Lot Depth**, Minimum 45.0 metres
- 11.2.4 **Front Yard**, Minimum 15.0 metres
- 11.2.5 **Interior Side Yard**, Minimum 3.0 metres is required except where a “M2” **zone** abuts a Residential **zone** in which case a **minimum side yard** of 6.0 metres is required.
- 11.2.6 **Exterior Side Yard**, Minimum 15.0 metres
- 11.2.7 **Rear Yard**, Minimum 7.5 metres
- 11.2.8 **Building Height**, Maximum 20.0 metres
- Amended By By-law No. Z31-2001**
- 11.2.9 **Lot Coverage**, Maximum 60.0 per cent
- 11.2.10 Loading and Unloading Requirements
In accordance with the provisions of Section 5.12.
- 11.2.11 Parking Requirements
In accordance with the provisions of Section 5.21.
- 11.2.12 **Planting Strip** Requirement
A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** for a **lot** being developed for industrial purposes abuts a **lot** that is in a Residential **Zone** or a Residential (-h) Holding **Zone**.
- 11.2.13 **Landscaped Open Space**, Minimum 20.0 per cent
Notwithstanding the provisions this By-law, a **landscaped open space** strip with a minimum width of 5.0 metres shall be required for all lands **zoned** M2 with a **front or side lot line** along James Street.
- 11.2.14 Outdoor Storage
The outdoor storage of goods or materials shall be **permitted** in accordance with the provisions of Section 5.19.

Notwithstanding the provisions of Section 5.19 (b), outdoor storage **permitted** above shall comply with the **yard** requirements for **permitted uses** as set out in Sections 20.2.5 and 20.2.7.
- 11.2.15 **Outdoor Display and Sales Area**

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An **outdoor display and sale area** shall be **permitted** in accordance with the provisions of Section 5.20.

11.2.16 Property abutting Railway

Notwithstanding any provision of this By-law, where any **lot line** or portion thereof abuts a railway, no **interior side yard** or **rear yard** shall be required along that portion of such **lot line** which so abuts the railway.

11.2.17 Fuel Pump, Canopy, and Storage Tank Location

Fuel pumps and canopies over a **pump island** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**.

Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.

11.2.18 Driveway Requirements

Amended By By-law No. Z31-2001

- (a) No ingress or egress **driveway** shall exceed 13.0 metres in width measured at the **lot line**.
- (b) No ingress or egress **driveway** shall be located closer than 3.0 metres to any **side** or **rear lot line**.
- (c) No ingress or egress **driveway** shall be located closer than 15.0 metres to the corner of intersecting **street lines** on a **corner lot**.

11.3 Requirements for Accessory Uses, Buildings, Structures

In accordance with the provisions of Section 5.1A.

Notwithstanding any provision of this By-law, a retail **use** being clearly **accessory** and incidental to a light **industrial use** as **permitted** to Section 20.1 shall be located in the **main building** or unit occupied by the **industrial use** and shall not exceed 20 per cent of the total floor area of the **building** or unit or not exceed 30 square metres, whichever is the lesser.

11.4 Special Provisions

Amended By By-law No. Z9-1999

11.4.1 M2-1

- (a) Location: Part of Lot 13, South Boundary Concession (more particularly described as Part 1 on Reference Plan No. 44R-502)
- (b) Notwithstanding the provisions of Section 20.2.8 of By-law No. Z1-1997 to the contrary, the maximum **building height** for an enclosure **building** around and about any silo or elevator complex located within the “M2-1” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z9-1999) shall be 45 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply

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Amended By By-law No. Z32-2001

11.4.2 M2-2

- (a) Location: Part of Lot 12, South Boundary Concession
- (b) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, any ingress or egress **driveway permitted** on the lands located within the “M2-2” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z32-2001) shall be located no closer than 1.5 metres to any side or **rear lot line**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z36-2001

11.4.3 M2-3

- (a) Location: Part of Lot 21, Concession 17 (more particularly described as Part 1, Reference Plan No. 44R-4014)
- (b) Notwithstanding the provisions of Section 20.1 of By-law No. Z1-1997 to the contrary, an additional **permitted use** described as a **funeral home** and **accessory uses**, including one **accessory dwelling unit**, shall be **permitted** within the “M2-3” **zone** as shown on Key Map 9 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z36-2002).
- (c) Notwithstanding any provision of By-law No. Z1-1997 to the contrary, an **accessory dwelling unit** to a **funeral home use** shall physically be **attached** and designed to form a part of the **building used** as a **funeral home**. The maximum **gross floor area** for an **accessory dwelling unit** to a **funeral home use** shall be 200 square metres. The **zone** provisions of Section 20.2, save and except Section 20.2.16, shall apply to an **accessory dwelling unit** to a **funeral home use**.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z51-2004

11.4.4 M2-4

- (a) Location: Part of Lot 21, Concession 17.
- (b) Notwithstanding the provisions of Section 20.1 of By-law No. Z1-1997 to the contrary, two additional **permitted uses** described as an **Eating Establishment, Restaurant** and an **Eating Establishment, Take Out** and **accessory uses** shall be **permitted** within the “M2-4” **zone** as shown on Key Map 18 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z51-2004).
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z78-2008

11.4.5 M2-5

- (a) Location: South Boundary Concession, Part of Lot 13
- (b) Notwithstanding the provisions of Section 5.1.3A(a), 5.1.3(c) and Section 5.1.4A of this By-law to the contrary, **accessory structures**, being described as a maximum of three storage silos, shall be **permitted** in the **front yard**, shall be **permitted** to be **attached** to the **main building**, and shall have a maximum height of 6.5 metres on the land within the “M2-5” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No.

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- Z78-2008).
- (c) All other provisions of this By-law shall apply.

Amended By By-law No. Z79-2008**11.4.6 M2-6**

- (a) Location: Part of Lot 13, South Boundary Concession
- (b) Notwithstanding the provisions of Section 20.2.2 of By-law No. Z1-1997 to the contrary, the **minimum lot frontage** for the land within the “M2-6” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z79-2008) shall be 20.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z88-2009**11.4.7 M2-7**

- (a) Location: Lots 212 and 213, Registered Plan No. 215 (Key Map 3)
- (b) Notwithstanding the provisions Section 5.19 (b) and Section 20.2.14 of this By-law to the contrary, outdoor storage shall be **permitted** in the front **yard** on the lands within the “M2-7” **zone** as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z88-2009) provided that such outdoor storage shall be setback a minimum distance of 1.5 metres from the **front lot line**.
- (c) Notwithstanding the provisions Section 5.19 (c) of this By-law to the contrary, outdoor storage, as **permitted** in clause (b) above, shall be completely concealed from view from the **street** by a solid steel clad **fence**.
- (d) Notwithstanding the provisions of Section 5.21.2 of this By-law to the contrary, an additional **driveway** shall be **permitted** to service the lands within the “M2-7” as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z88-2009), notwithstanding that 3 **driveways** currently service the abutting property to the west.
- (e) All other provisions of this By-law, as amended, shall apply

Amended By By-Law Z136-2020**11.4.8 M2-8**

- (a) Location: 480 Glass Street, Part of Lots 14 and 15, Concession 18 Blanshard (Key Map 3)
- (b) Notwithstanding the provisions of Section 20.1, permitted uses are limited to the following on those lands zoned “M2-8”:
- (i) an assembling, manufacturing, processing, preparing, fabricating, packaging, shipping, wholesaling, storing or **warehouse** conducted and wholly contained within an enclosed **building**;
 - (ii) **caterer’s establishment, convenience business services establishment, laboratory or research facility, office support, repair shop, and wholesale establishment**;
 - (iii) micro-brewery meaning a building or structure used for the manufacturing, processing, preparing, packaging, wholesaling or storing of alcoholic beverages;
 - (iv) limited accessory food preparation and sales from the existing caboose for consumption in the tasting room or accessory patio, or off-site; and,
 - (v) **accessory uses, buildings, and structures**, including accessory:

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- **office uses**
- tasting room for the sale of individual servings of alcohol beverages produced in the micro-brewery and consumed on-site
- retail sale of products manufactured, produced, processed or stored on the premises

A tasting room does not include an **eating establishment, restaurant or eating establishment, take-out** as defined however, pre-packaged food or food brought in from elsewhere may be served.

- (c) Notwithstanding the provisions of Sections 5.1A, 5.21.1.1 and 20.2.4, the following provisions shall apply to those lands zoned “M2-8”:
- (i) Front Yard, Minimum 7.5 metres
 - (ii) A tasting room and retail sales accessory to a micro-brewery shall be located in a **main building** and shall not exceed a total floor area of 56 m² (600 ft²) of the **building**. An accessory patio is also permitted provided it is attached to the **main building** and associated with the tasting room function.
 - (iii) The minimum number of parking spaces required for uses accessory to a micro-brewery (including tasting room retail sales and patio) shall be 1 space per 25 m² of floor area.
- (d) Section 5.21.6.3 shall not apply
- (e) All other provisions of this By-law, as amended, shall apply.

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