

## **SECTION 22 – GENERAL INDUSTRIAL "M1" ZONE**

### **22.1 GENERAL PROHIBITION**

Within an Industrial "M1" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

### **22.2 USES PERMITTED**

Accessory commercial use and wholesale use  
 Accessory office  
 Accessory open yard storage  
 Assembly plant  
 Automobile Repair Garage  
 Automobile sales and rental establishment  
 Bulk fuel storage and supply  
 Commercial garage  
 Commercial self-storage facility  
 Construction or building supply yard  
 Contractor's yard  
 Custom workshop  
 Dwelling unit, Accessory  
 Existing salvage yard  
 Fabricating plant  
 Farm implement or heavy equipment sales outlet  
 Marina sales and service establishment  
 Manufacturing plant  
 Machine shop  
 Marihuana/Cannabis Production Facility  
 Processing plant  
 Sawmill or planing mill  
 Service repair shop  
 Transportation terminal  
 Warehouse

### **22.3 ZONE REGULATIONS**

22.3.1	<u>Minimum Lot Area</u>	1 hectare
22.3.2	<u>Minimum Lot Frontage</u>	30 metres

22.3.3 Maximum Lot Coverage 50%

22.3.4 Minimum Required Yard

- |       |               |          |
|-------|---------------|----------|
| (i)   | Front         | 9 metres |
| (ii)  | Interior Side | 3 metres |
| (iii) | Exterior Side | 9 metres |
| (iv)  | Rear          | 8 metres |

Notwithstanding any other provision of this Section a minimum yard of 22.5 metres is required for a front, side, or rear yard when the front, side or rear yard is a boundary of a Residential Zone.

22.3.5 Maximum Height of Building 11 metres

22.3.6 Uses Prohibited

Notwithstanding any other provision of this Section the following uses are prohibited:

- (a) Manufacturing or Industrial establishments which are obnoxious by reason of the emission of odour, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste or by reason of unsightly storage or the detonation of explosives.
- (b) Abattoirs, acid works, ammonia manufacture, the manufacture or use of paint, varnish or chemicals in an obnoxious manner.

22.3.7 Outside Storage

Outside Storage uses shall be set back in accordance with the minimum yard requirements except that no outside storage shall be permitted between a building on the lot and a street line upon which the property abuts.

22.3.8 Residential Use – Provisions

One accessory dwelling unit may be permitted in a General Industrial “M1” Zone only as an accessory use to the primary general industrial use and in conformity with the following regulations:

- (a) The minimum gross floor area shall be 46 square metres plus 9 square metres for each additional bedroom above one.
- (b) The minimum usable open space shall not be less than 14 square metres.
- (c) Access to the dwelling unit shall be independent of the access to the general industrial use and shall be either directly from the

outside or through a common vestibule but in the case of a dwelling unit in the industrial use, in addition to the independent access there may also be a common internal access.

### 22.3.9 Screening

- (a) Any industrial outside storage use involving the outside storage of goods or materials shall be suitably screened by:
  - (i) a stone or masonry wall
  - (ii) a board or metal fence the outside of which shall be planted with trees within a distance of 4.5 metres from the fence and shall be so planted as to ultimately obscure the fence.
  - (iii) A building
- (b) In the event that there is outside storage in a front yard or in an exterior side yard the required screening shall be erected at least fifteen (15) metres from the street line.
- (c) In the event that there is outside storage in an interior side yard or a rear yard abutting a Zone with greater restrictions the required screening may be erected along the lot line.

### 22.3.10 Accessory Uses

An accessory use permitted in Subsection 22.2 shall not exceed a gross floor area of 10% of the gross floor area of the building, to a maximum gross floor area of 232 square metres, whichever is the most restrictive.

## **22.4 ZONE EXCEPTIONS**

### 22.4.1 M1-1 Zone

Notwithstanding any other provision of this By-law, the minimum required rear yard on those lands Zoned "M1-1" shall be 3.0 metres.

### 22.4.2 M1-2 Zone

Notwithstanding any other provisions of this By-law to the contrary, the permitted uses within the "M1-2" Zone are as follows:

Accessory business or professional office

Accessory single detached dwelling  
Accessory retail  
Accessory wholesale  
Automotive sales and rental establishment  
Commercial self-storage facility  
Construction or Building supply yard  
Contractors yard  
Enclosed automobile body shop  
Enclosed automobile repair garage  
Enclosed service repair shop  
Manufacturing plant  
Recreation Vehicle Sales and Service  
Warehouse

#### 22.4.3 M1-3 Zone

Notwithstanding any other provisions of this By-law to the contrary, the lands zoned "M1-3", shall only be used for a building for storage and minor repairs to fuel oil trucks and for the storage of light packaged goods.

#### 22.4.4 M1-4 Zone

Notwithstanding anything in this By-law to the contrary, the only permitted use on lands zoned "M1-4" is an existing salvage yard.

#### 22.4.5 M1-5 Zone

In addition to the existing salvage yard uses the following uses are permitted on lands zoned M1-5:

Automobile body shop, automobile repair garage, automobile sales and service establishment.

#### 22.4.6 M1-6 Zone

Notwithstanding anything in this By-law to the contrary, the only permitted use of those lands zoned "M1-6" shall be a stump and brush disposal site.