

Light Industrial Commercial (M1) Zone



The purpose of the Light Industrial Commercial (M1) Zone is to provide for the development of less intense industrial uses commercial uses serving the industrial sector and commercial uses requiring large areas of land for outdoor storage, outdoor commercial displays or warehousing.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

NON-RESIDENTIAL USES		
Abattoirs	Carwash Facilities	Heavy Equipment Facilities
Agricultural Equipment and Parts Sales and Service	Correctional Centres	Household Item Repair Services
Agricultural Related Industries up to 25,000 square feet of gross floor area	Crematoria	Manufacturing up to 25,000 square feet of gross floor area
Animal Boarding Facilities	Drive-In Movie Theatres	Outdoor Commercial Display
Automotive Repair	Dry-cleaning Facilities	Parking Lots
Automotive Sales and Rental	Educational Facilities	Professional Trades
Building and Construction Contractors	Emergency Services	Retail Stores
Bulk Chemical Storage	Equipment Rental	Self Storage Facilities
Bulk Fuel Storage	Fishing Uses	Storefront Recycling Uses
Bulk Mineral Storage	Food and Drink Production up to 25,000 square feet of gross floor area	Transportation Services
Bus/Taxi Stations	Funeral Homes	Veterinary Clinics
Business Offices	Greenhouses	Warehouses
Wildlife Rescue and Rehabilitation Centres		

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Gas Bars	Section 14.3.10

Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	10,000 square feet
Minimum Lot Frontage:	60 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet
Minimum Side Setback: (i) General (ii) Abutting a Residential Zone (iii) Accessory structure	10 feet 30 feet 4 feet
Minimum Rear Setback: (i) General (ii) Abutting a Residential Zone (iii) Accessory structure	20 feet 50 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	55 feet 20 feet

Additional Requirements:

Outdoor Storage

Accessory outdoor storage shall be permitted subject to the following conditions:

- (a) Outdoor storage shall not be located within 10 feet of any front and flankage lot line or within any required side or rear setback; and
- (b) The total area used for outdoor storage shall not exceed 5,000 square feet or 50 percent of the total lot area, whichever is greater.

Holding Yards

Accessory holding yards shall be permitted subject to the following:

- (a) A holding yard shall not be permitted in a required yard abutting an R1, R2, R3, R4, R5 or IS Zones;
- (b) An area devoted to the holding yard shall not exceed 50% of the lot area; and
- (c) A holding yard shall be enclosed by a 6 foot high opaque fence to screen it from the travelling public and adjacent properties.

Driveway Access

Driveway access for industrial uses shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum width of 36 feet.

Lot Surfacing

All areas of a lot not covered by buildings, parking areas, accessory outdoor storage, outdoor commercial display or an accessory holding yard shall consist of a permeable surface. Such materials can include landscaping such as grass, flower beds, shrubs, trees or other permeable materials such as gravel or interlocking stone.

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Light Commercial Industrial (M1) Zone:

- (a) Uses compatible with the purpose of the Light Commercial Industrial (M1) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.3.7 of the Municipal Planning Strategy;
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.