

# Heavy Industrial (M2) Zone



The purpose of the Heavy Industrial (M2) Zone is to provide heavy industrial uses within the Growth Centres requiring access to transportation routes and raw resources while attempting to reduce the impact of these uses on areas of residential development.

**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
Aggregate Related Industries	Correctional Centre	Household Item Repair Services
Agricultural Equipment and Parts Sales and Service	Crematoria	Manufacturing
Agricultural Related Industries	Emergency Services	Professional Trades
Automotive Repair	Equipment Rental	Salvage Operations
Building and Construction Contractors	Fish and Seafood Processing	Sanitary Services
Bulk Chemical Storage	Fish Farms	Self Storage Facilities
Bulk Fuel Storage	Fishing Uses	Storefront Recycling Uses
Bulk Mineral Storage	Food and Drink Production	Transportation Services
Bus/Taxi Stations	Forest Industry Uses	Warehouses
Carcass Processing	Greenhouses	Waste Transfer Stations

**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
Holding Yards	See additional requirements

**Zone Requirements:**

<b>REQUIREMENT</b>	<b>ALL PERMITTED USES</b>
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 50 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.

**Outdoor Commercial Display**

Accessory outdoor commercial display shall be permitted provided it is not located within any required setback.

**Holding Yards**

Holding yards shall be subject to the following requirements:

- (a) A holding yard shall not be permitted in a required general setback abutting any Residential; and
- (b) A holding yard shall be enclosed by a 6 foot high opaque fence to screen it from the travelling public and adjacent properties if abutting a Residential Zone.

**Uses Considered by Development Agreement:**

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Heavy Industrial (M2) Zone:

- (a) Uses compatible with the purpose of the Heavy Industrial (M2) 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.