

5.11 MAJOR INDUSTRIAL (M2) ZONE**PERMITTED USES IN M2 ZONE**

5.11.1 The following uses shall be permitted in any M2 Zone:

All uses permitted in a M1 Zone subject to the requirements of that zone.

Abattoirs
Agricultural Processing Industries
Agricultural Sorting, Grading, and Packaging Services
Asphalt Processing
Building and Construction Contractors
Cold Storage Facilities
Concrete Component Manufacturing
Feed Preparation Industries
Fertilizer Production, Mixing, Blending Industries
Fish and Seafood Processing Industries
Freight Yards, Terminals, and Transshipment Depots
Garbage disposal and landfill sites
Gasoline and Fuel Oil Bulk Storage Facilities
Grain Drying and Bulk Storage Facilities
Heavy Equipment Sales and Service
Manufacturing, Assembly or Fabrication Plants
Meat Preparation and Packing
Mineral Bulk Storage
Sawmills
Scrap Operations
Transport and Trucking
Warehousing and Storage

SPECIAL REQUIREMENTS IN M2 ZONE

5.11.2 Any permitted use in any M2 Zone must comply with the following special requirements:

Signs

5.11.2.1 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

Yards Adjacent to a Railway

5.11.2.2 In a M2 Zone, the yard requirements shall be waived for any yard which directly abuts a railway right-of-way.

Off Street Parking

- 5.11.2.3 a. Off street parking shall be provided at the rate of one (1) space for every two (2) employees of the combined total of the two greater successive shifts of employees; or at the rate of three (3) parking spaces for every four (4) employees; whichever is greater.

Standards for Parking Areas

- b. Parking facilities for more than four (4) vehicles shall comply with the following standards:
- i. the parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles;
 - ii. the lights used for illumination of the parking lot or parking station shall be so arranged as to divert the light away from streets, adjacent lots and buildings;
 - iii. a structure, not more than fifteen (15) feet in height and not more than fifty (50) square feet in area may be erected in the parking area for the use of attendants;
 - iv. when the parking area is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such;
 - v. gasoline pumps or other outdoor equipment incidental to any permitted M2 use shall not be located on any designated parking area.

Vehicular Access

- 5.11.2.4 a. Vehicular access to any industrial lot shall be limited to a maximum of two (2) and shall have a maximum width of thirty-six (36) feet each.
- b. Accesses must be located a minimum of fifty (50) feet from the limits of the right-of-way at a street intersection.

- c. A minimum fifty (50) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses.

Commercial Uses

- 5.11.2.5 In addition to those commercial uses that are permitted as of right in the M2 Zone, other commercial uses are permitted provided they are accessory to a permitted industrial use and are enclosed within a main building.

Loading Spaces

- 5.11.2.6 For each establishment in excess of 1,500 square feet, loading spaces shall be provided at the rate of one space for standing, loading and unloading for every 30,000 square feet, or fraction thereof, of building floor area, to a maximum of 6 spaces.

Use Restrictions Near Airports

- 5.11.2.7 The following uses shall be prohibited within 2 miles of an airport runway:

Agricultural processing industries; fish and seafood processing industries; an abattoir; grain drying and bulk storage of feed grains; feed preparation industries; garbage dumps and landfill sites and any other use of a commercial or industrial nature that serves or serve to attract birds.

Abutting Yard Requirements

- 5.11.2.8 Where a yard or lot located in a Major Industrial (M2) Zone abuts a Residential Zone, the following restrictions shall apply:
1. the minimum side yard or rear yard requirement for an abutting yard shall be fifty (50) feet in the M2 Zone;
 2. no parking or loading space shall be permitted in an abutting yard within fifty (50) feet of a side or rear lot line, although driveways and other such means of access to parking or loading space shall be permitted in the abutting yard.

Fencing Required

5.11.2.9 Where an M2 zone is located on lands adjacent to residential development, the industrial use shall provide an opaque fence, a minimum of six (6) feet in height, along any adjoining lot line which separates the industrial use from the residential use(s).

Outdoor Storage

- 5.11.2.10
1. Outdoor storage shall not be permitted in any yard abutting a residential zone or the required front yard of a lot and the area devoted to outdoor storage shall not exceed fifty (50) percent of the lot area.
 2. Outdoor storage area shall be fenced or otherwise screened to minimize its visibility from a public street and from adjoining properties.

REGULATIONS IN MAJOR INDUSTRIAL (M2) ZONE

5.11.3 Any permitted use in any M2 Zone must comply with the following regulations:

MAJOR INDUSTRIAL (M2) ZONE	Permitted M2 Uses
Minimum Lot Area	20,000 sq ft
Minimum Lot Frontage	100 ft
Minimum Front Yard or Flankage Yard	45 ft
Minimum Side Yard a) General	20 ft
Minimum Rear Yard a) General	40 ft
Abutting Yard Requirements - Refer to Section 5.8.2-4	
Minimum Distance Between Main and Accessory Buildings	10 ft
Maximum Height of any Building Structure, Ventilator, Silo, Elevator or Machinery Enclosure, Tower or Incidental Use Exclusive of Water Tower	55 ft
Maximum Lot Coverage	50% of lot area

PART 5	AMENDED DATE	SECTION
	February 5, 1980	5.11.2.5
	August 17, 1982	5.11.2.6
	May 6, 1986	5.11.2.7
	October 7, 1986	5.11.2.7
	May 26, 1987	5.11.2.1
	May 1, 1990	5.11.2.1
	October 16, 1990	5.11.1 / 5.11.2.5 / 5.11.2.7 / 5.11.2.8 / 5.11.2.9 / 5.11.2.10 / 5.11.3
	May 10, 2005	5.11
	February 2, 2007	5.11.2.1

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.