

Section 6 - INDUSTRIAL ZONES

6.1 Summary of Industrial Zone Names and Symbols

Zone Name	Symbol
Light Industrial Commercial	M1
Heavy Industrial	M2
Rural Industrial	M3

6.2 Summary of Uses Permitted within Industrial Zones

The following summarizes the main uses permitted in the Industrial Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and any special conditions.

Land Use	M1	M2	M3
NON-RESIDENTIAL			
Abattoirs	M1	M2	M3
Aggregate Related Industries		M2	M3
Agricultural Equipment and Parts Sales and Service	M1	M2	M3
Agricultural Related Industries	M1	M2	M3
Agricultural Uses			M3
Agricultural Uses – Existing	M1	M2	
Animal Boarding Facilities	M1		M3
Animal By-products Plants		M2	M3
Automotive Repair	M1	M2	M3
Automotive Sales and Rental	M1		
Building and Construction Contractors	M1	M2	M3
Bulk Chemical Storage	M1	M2	M3
Bulk Fuel Storage	M1	M2	M3
Bulk Mineral Storage	M1	M2	M3
Bus/Taxi Stations	M1	M2	
Business Offices	M1		
Carwash Facilities	M1	M2	
Composting Facilities			M3

Land Use	M1	M2	M3
Construction and Demolition Debris Disposal Sites			M3
Correctional Centres	M1	M2	
Crematoria	M1	M2	M3
Drive-In Movie Theatres	M1		
Dry-cleaning Facilities	M1		
Educational Facilities	M1		
Emergency Services	M1	M2	M3
Equipment Rental	M1	M2	
Fish and Seafood Processing		M2	M3
Fish Farms		M2	M3
Fishing Uses	M1	M2	M3
Food and Drink Production	M1	M2	M3
Forest Industry Uses		M2	M3
Forestry Uses			M3
Funeral Homes	M1		
Gas Bars	M1	M2	
Goods and Services Shops	M1		
Greenhouses	M1	M2	M3
Heavy Equipment Facilities	M1	M2	M3
Holding Yards		M2	
Household Item Repair Services	M1	M2	M3
Indoor Recreation Uses	M1	M2	
Livestock Operations			M3
Manufacturing	M1	M2	M3
Outdoor Commercial Displays	M1		
Outdoor Storage			
Parking Lots	M1		
Professional Trades	M1	M2	M3
Retail Stores	M1		
Salvage and Scrap Operations		M2	M3

Land Use	M1	M2	M3
Sanitary Services		M2	M3
Self Storage Facilities	M1	M2	M3
Storefront Recycling Uses	M1	M2	M3
Tidal Energy Facility – Existing			M3
Transportation Services	M1	M2	M3
Veterinary Clinics	M1		
Warehouses	M1	M2	M3
Waste Transfer Stations		M2	M3
Wildlife Rescue and Rehabilitation Centre	M1		M3

6.3 LIGHT INDUSTRIAL COMMERCIAL (M₁) ZONE

6.3.1 Zone Purpose

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 in accordance with policy 3.3.2 (a) of the Municipal Planning Strategy.

6.3.2 Uses

6.3.2.1 Permitted Uses

The following uses shall be permitted in the Light Industrial Commercial (M1) Zone subject to all applicable requirements of this By-law, including in Section 14 – General Regulations.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Abattoirs	
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	Maximum 25,000 sq ft. of gross floor area
Agricultural Uses – Existing	Subject to the requirements of the Agricultural (A1) Zone
Animal Boarding Facilities	Section 14.3
Automotive Repair	
Automotive Sales and Rental	
Building and Construction Contractors	
Bulk Chemical Storage	
Bulk Fuel Storage	
Bulk Mineral Storage	
Bus/Taxi Stations	
Business Offices	
Carwash Facilities	
Correctional Centres	
Crematoria	
Drive-In Movie Theatres	
Dry-cleaning Facilities	
Educational Facilities	
Emergency Services	
Equipment Rental	
Fishing Uses	

Food and Drink Production	Maximum 25,000 sq ft. of gross floor area
Funeral Homes	
Gas Bars	Section 14.3
Goods and Services Shops	
Greenhouses	
Heavy Equipment Facilities	
Household Item Repair Services	
Indoor Recreation Uses	
Manufacturing	Maximum 25,000 sq ft. of gross floor area
Outdoor Commercial Display	
Parking Lots	
Professional Trades	
Retail Stores	
Self Storage Facilities	
Storefront Recycling Uses	
Transportation Services	
Veterinary Clinics	Section 14.3
Warehouses	
Wildlife Rescue and Rehabilitation Centres	

6.3.3 Zone Requirements

The following requirements shall apply to all development located in the Light Industrial Commercial (M1) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	10,000 sq ft.
(b)	Minimum Lot Frontage:	60 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	10 ft. 30 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	20 ft. 50 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	55 ft. 20 ft.

6.3.4 Additional Requirements

6.3.4.1 Outdoor Storage

Accessory outdoor storage shall be permitted subject to the conditions noted below.

- (a) Outdoor storage shall not be located within ten (10) feet of any front and flankage lot line or within any required side or rear setback for a main building.
- (b) The total area used for outdoor storage shall not exceed 50 per cent of the total lot area.

6.3.4.2 Outdoor Commercial Display

Outdoor commercial display shall not be located within ten (10) feet of any front and flankage lot line or within any required side or rear setback for a main building.

6.3.4.3 Accessory Holding Yards

Accessory holding yards shall be permitted subject to the conditions noted below.

- (a) Where abutting a Residential Zone, an accessory holding yard shall meet the setback for a main building abutting a Residential Zone.
- (b) The area devoted to an accessory holding yard shall not exceed 50 per cent of the lot area.
- (c) An accessory holding yard shall be enclosed by an opaque fence having a minimum height of six (6) feet to screen it from the travelling public and adjacent properties.

6.3.4.4 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.

6.3.4.5 Fences

A fence and/or buffering shall be provided in accordance with the regulations related to fences in section 14.2 of this By-law and in accordance with policy 3.3.6 of the Municipal Planning Strategy.

6.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Light Commercial Industrial (M1) Zone.

- (a) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

M1

- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) 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.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

6.4 HEAVY INDUSTRIAL (M2) ZONE

6.4.1 Zone Purpose

The purpose of the Heavy Industrial (M2) Zone is to provide for the development of heavy industrial uses within the Growth Centres requiring access to transportation routes and raw resources while reducing the impact of these uses on areas of residential development in accordance with policy 3.3.2 (b) of the Municipal Planning Strategy.

6.4.2 Uses

6.4.2.1 Permitted Uses

The following uses shall be permitted in the Heavy Industrial (M2) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Abattoirs	
Aggregate Related Industries	
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	
Agricultural Uses – Existing	Subject to the requirements of the Agricultural (A1) Zone
Animal By-Products Plants	
Automotive Repair	
Building and Construction Contractors	
Bulk Chemical Storage	
Bulk Fuel Storage	
Bulk Mineral Storage	
Bus/Taxi Stations	
Carwash Facilities	
Correctional Centre	
Crematoria	
Emergency Services	
Equipment Rental	
Fish and Seafood Processing	
Fish Farms	
Fishing Uses	
Food and Drink Production	
Forest Industry Uses	
Gas Bars	Section 14.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Greenhouses	
Heavy Equipment Facilities	
Holding Yards	
Household Item Repair Services	
Indoor Recreation Uses	
Manufacturing	
Professional Trades	
Salvage and Scrap Operations	
Sanitary Services	
Self Storage Facilities	
Storefront Recycling Uses	
Transportation Services	
Warehouses	
Waste Transfer Stations	

6.4.3 Zone Requirements

The following requirements shall apply to all development located in the Heavy Industrial (M2) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	10,000 sq ft.
(b)	Minimum Lot Frontage:	60 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(d)	Minimum Side Setback:	
	(i) Main Buildings	10 ft.
	(ii) Abutting a Residential Zone	50 ft.
	(iii) Accessory Buildings	4 ft.
(e)	Minimum Rear Setback:	
	(i) Main Buildings	20 ft.
	(ii) Abutting a Residential Zone	50 ft.
	(iii) Accessory Buildings	4 ft.
(f)	Maximum Building Height:	
	(i) Main Buildings	55 ft.
	(ii) Accessory Buildings	20 ft.

6.4.4 Additional Requirements

6.4.4.1 Outdoor Storage

Accessory outdoor storage shall be permitted subject to the conditions noted below.

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

6.4.4.2 Outdoor Commercial Display

Accessory outdoor commercial display shall not be located within ten (10) feet of any front and flankage lot line or within any required side or rear setback for a main building.

6.4.4.3 Holding Yards

Holding yards shall be subject to the requirements noted below.

- (a) Holding yards shall meet the setback requirements for a main building.
- (b) A holding yard shall be enclosed by an opaque fence having a minimum height of six (6) feet to screen it from the travelling public and adjacent properties if abutting a Residential Zone. Such a fence shall be subject to the setback requirements for a main use.

6.4.4.4 Fences

A fence and/or buffering shall be provided in accordance with the regulations related to fences in section 14.2 of this By-law and in accordance with policy 3.3.6 of the Municipal Planning Strategy.

6.4.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Heavy Industrial (M2) Zone.

- (a) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (c) 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.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

6.5 RURAL INDUSTRIAL (M3) ZONE

6.5.1 Zone Purpose

The purpose of the Rural Industrial (M3) Zone is to provide for the development of industrial uses that support the agriculture, forestry fishing and other industries that require large tracts of land and/or need to be well separated from residential uses in accordance with policies 2.2.9 and 2.2.10 of the Municipal Planning Strategy.

6.5.2 Uses

6.5.2.1 Permitted Uses

The following uses shall be permitted in the Rural Industrial (M3) Zone subject to all applicable requirements of this By-law, including in Section 14 – General Regulations.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Abattoirs	
Aggregate Related Industries	
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	
Agricultural Uses	
Animal Boarding Facilities	Section 14.3
Animal By-products Plants	
Automotive Repair	
Building and Construction Contractors	
Bulk Chemical Storage	
Bulk Fuel Storage	
Bulk Mineral Storage	
Composting Facilities	
Construction and Demolition Debris Disposal Site	Section 6.5.4.1
Crematoria	
Emergency Services	
Fish and Seafood Processing	
Fish Farms	
Fishing Uses	
Food and Drink Production	
Forestry Industry Uses	
Forestry Uses	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Greenhouses	
Heavy Equipment Facilities	
Household Item Repair Services	
Holding Yards	Section 6.5.4.2
Livestock Operations	Subject to the requirements of the Agricultural (A1) Zone
Manufacturing	
Professional Trades	
Salvage and Scrap Operations	Section 6.5.4.1
Sanitary Services	
Self Storage Facilities	
Storefront Recycling Uses	
Tidal Energy Facility - Existing	
Transportation Services	
Warehouses	
Waste Transfer Stations	
Wildlife Rescue and Rehabilitation Centres	

6.5.3 Zone Requirements

The following requirements shall apply to all development located in the Rural Industrial (M3) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	2 acres
(b)	Minimum Lot Frontage:	100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Main Buildings if abutting an A4 Zone or a Growth Centre boundary (iii) Accessory Buildings	30 ft. 50 ft. 20 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	40 ft. 20 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	45 ft. 20 ft.

6.5.4 Additional Requirements

6.5.4.1 Construction and Demolition Debris Disposal Sites, Salvage and Scrap Operations

Any new or the expansion of any existing construction and demolition debris disposal sites and salvage and scrap operations shall meet the screening and separation requirements noted below.

- (a) With the exception of accessory offices, all development, including main and accessory buildings, parking areas, loading areas, and outdoor storage shall be separated from any existing dwelling located on a separate lot by a distance of at least 300 feet.
- (b) A wooded area at least 100 feet in width shall be maintained along all lot lines, with the exception of driveways needed to access a public road. If the 100 foot wide area is already wooded, it shall be retained as a wooded area. If the 100 foot wide area is cleared, then trees and shrubs that would naturally spread in the area shall be grown.

6.5.4.2 Holding Yards

Holding yards shall be permitted subject to the conditions noted below.

- (a) The area devoted to the holding yard shall meet the required setbacks for an accessory building.

- (b) A holding yard shall be enclosed by an opaque fence having a minimum height of six (6) feet to screen it from the travelling public and adjacent properties.

6.5.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Rural Industrial (M3) Zone:

- (a) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (c) Uses compatible with the purpose of the Rural Industrial (M3) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.3.7 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.