

**SECTION 19**

(13-127)

**INDUSTRIAL DISTRICTS**

**19.1** No person shall within any Industrial District use any land or erect, alter or use any building of part thereof for any purpose other than those uses listed below.

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**ZONING DISTRICT**

**PERMITTED USES**

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**M.1.1  
Light  
Industrial**

A warehouse; self-service storage establishment; wholesale establishment; contractor’s establishment; tradesman’s shop; vehicle repair establishment; car wash; transportation terminal; bottling establishment; woodworking shop; heavy truck and equipment sales and service; dog kennel; animal hospital; dry cleaning establishment Class 1; rental establishment excluding automobile and video rental; publishing and printing establishment; research & development laboratory; building products establishment; nursery/greenhouse; utility service installation; communications and broadcasting establishment.

**M1.2  
General  
Industrial**

All M1.1 uses plus an assembly, processing or manufacturing plant excluding a plant used for specific industrial uses; a feed/flour mill; a fuel storage facility.

**M2.1  
Prestige  
Industrial**

A warehouse; wholesale establishment; transportation terminal; publishing and printing establishment; research & development laboratory; utility service installation; communications & broadcasting establishment; architectural, engineering or technical service establishment; industrial office; chemical blending establishment; contained assembly, processing or manufacturing plant excluding a plant used for specific industrial uses.

**M2.2  
Business  
Park**

All M2.1 uses plus a regional scale office facility

**M2.3  
Prestige and  
Service Industrial**

All M2.1 uses plus business service establishment; heavy truck and equipment sales and service; rental establishment excluding automobile and video rental (08-151).

**M3.1  
Service  
Industrial**

All M1.1 uses plus a business service establishment; a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use.

**M3.2  
Enhanced  
Service Industrial**

All M3.1 uses plus a place of assembly; police station; fire hall; ambulance dispatch station ; school; day nursery; library; museum; art gallery; studio workshop.

**M3.3  
Service  
Node**

All M3.1 and M3.2 uses plus a financial institution; restaurant

**M3.4  
Enhanced Service  
Industrial & Office**

All M3.1 and M3.2 uses plus an office or a clinic within an existing building.

**M3.5**  
**Combined Service**  
**Industrial**

All M3.1, M1.2 and M1.1 uses plus a retail establishment for the sale of: motor vehicles, farm equipment, boats, trailers and recreational vehicles, motor vehicle parts, horticultural supplies; auction hall; animal hospital; rental or repair establishments; place of assembly; police station; fire hall; ambulance dispatch station; school; day nursery; branch library; studio workshop; excluding a transportation terminal.

## REGULATIONS

19.2 No person shall within any Industrial District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations.

Industrial Zoning Regulations				
	M1.1 Light Industrial	M1.2 General Industrial	M2.1 Prestige Industrial	M2.2 Business Park
Minimum Lot Width: Minimum Lot Area: Minimum Lot Depth:	30 m 900 sq. m 30 m	30 m 900 sq. m 30 m	60 m 8000 sq. m 30 m	60 m 8000 sq. m 45 m
Maximum Building Coverage:  Minimum Building Area:  Minimum Floor Area per purpose of a Regional Scale Office Facility:  <u>Minimum Building Setback, Side Lot line or Rear Lot line</u> Abutting a residential district:  Abutting a non-residential district:	50%     the greater of 12m or 8m/storey  the greater of 3m or 2m/storey	60%     the greater of 12 m or 8m/storey  the greater of 6 m or 4.3m/storey	60%  1,500 sq. m   the greater of 15 m or 4.3m/storey  the greater of 15 m (rear lot line), 6m (side lot line), or 4.3m/storey	50%  1,500 sq. m  1,500. sq. m  the greater of 15m or 4.3m/storey  the greater of 15m (rear lot line), 6m (side lot line), or 4.3 m/storey
<u>Minimum Landscaped Open Space Width Requirements *</u> Abutting a Residential District:  Abutting any other District: (non industrial)  Adjacent Arterial Streets:  Adjacent Other Streets:  Along a side or rear lot line:	10 m  1.5 m  3 m  1.5 m	12 m  3 m  3 m  1.5 m	10 m  3 m  6 m  3 m  1.5m	
Outside storage:	Merchandise may be displayed on up to 50% of the area between building and street line		Permitted in accordance with an approved Site Plan	
Other:			- see** - no building shall be erected within 40 m of CPR line	
Land Use:	Industrial District	Industrial District	Industrial District	Industrial District

\*Such Open Space may be interrupted by driveways.

\*\* Any industrial building situated within 100 metres of the CP Rail right-of-way in Major Bennett Industrial Park shall require the approval of an industrial impact assessment satisfactory to the Director of Planning and Development Services, addressing the impact to the proposed industrial operation on adjacent residential properties including, but not limited to, noise, odour and emissions, before Site Plan Approval is granted."

Industrial Zoning Regulations					
	M2.3 Prestige and Service Industrial	M3.1 Service Industrial	M3.2 Enhanced Service Industrial	M3.3 Service Node	M3.4 Enhanced Service Industrial & Office
Minimum Lot Width: Minimum Lot Area: Minimum Lot Depth:	30 m 2000 sq. m 30 m	30 m 1350 sq. m 45 m	30 m 900 sq. m 30 m	30 m 900 sq. m 30 m	30 m 900 sq. m 30 m
Maximum Building Coverage:	60%	40%	40%	40%	40%
Minimum Building Area:	400 sq. m.				
Minimum Floor Area per purpose of a Regional Scale Office Facility:					
<u>Minimum Building Setback, side lot line or rear lot line</u> Abutting a residential district:	the greater of 15m or 4.3m/storey	The greater of 9m or 4.3m/storey	the greater of 9m or 4.3m/storey	the greater of 9m, or 4.3m/storey	the greater of 9m or 4.3m/storey
Abutting a non-residential district:	The greater of 15 m (rear lot line), 6 m (side lot line) or 4.3 m/storey	the greater of 6 m or building ht. or 4.3m/storey	the greater of 6 m or building ht. or 4.3m/storey	the greater of 6m or building ht. or 4.3m/storey	the greater of 6m or building ht. or 4.3m/storey
<u>Minimum Landscaped Open Space Width Requirements *</u> Abutting a Residential District:	10m	10m	10m	10m	10m
Abutting any other District: (non industrial)	3m	1.5m	3m	3m	3m
Adjacent Arterial Streets:	6m	3m	3m	3m	3m
Adjacent Other Streets:	3m	1.5m	1.5m	3m	3m
Along a side or rear lot line:	1.5m	1.5m	1.5m	1.5m	1.5m
Outside storage:	Permitted in accordance with an approved Site Plan		Not Permitted	Not Permitted	
Other:					
Land Use:	Industrial District	Industrial District	Industrial District	Industrial District	Industrial District

\*Such Open Space may be interrupted by driveways.

\*\* “Any industrial building situated within 100 metres of the CP Rail right-of-way in Major Bennett Industrial Park shall require the approval of an industrial impact assessment satisfactory to the Director of Planning and Development Services, addressing the impact of the proposed industrial operation on adjacent residential properties including, but not limited to, noise, odour and emissions, before Site Plan Approval is granted.”

<b>Industrial Zoning Regulations</b>	
	<b>M3.5 Combined Service Industrial</b>
Minimum Lot Width:	30m
Minimum Lot Area:	900 sq.m
Minimum Lot Depth:	30m
Maximum Building Coverage:	40%
Minimum Building Area:	
<u>Minimum Building Setback, side lot line or rear lot line</u>	
<ul style="list-style-type: none"> <li>• Abutting a residential district:</li> <li>• Abutting a non-residential district:</li> </ul>	<p>the greater of 9m or 4.3m/storey</p> <p>the greater of 6m of building height of 4.3m/storey</p>
<u>Minimum Landscaped Open Space Width Requirements *</u>	
Abutting a Residential District:	10m
Abutting any other District: (non industrial)	3m
Adjacent Arterial Streets:	3m
Adjacent Other Streets:	3m
Along a side or rear lot line:	1.5m
Outside Storage:	Permitted in accordance with an approved site plan
Other:	
Land Use:	Industrial District