

SECTION 8 – INDUSTRIAL ZONING DISTRICTS AND REGULATIONS

8.1 M1 LIGHT INDUSTRIAL DISTRICT

8.1.1 PURPOSE

The purpose of the Light Industrial District is to provide for a wide variety of industrial and manufacturing uses, with some associated commercial and service establishments that are generally related to the central business district. These uses shall not include industries that may be offensive or objectionable by reason of noise, smell or other forms of pollution.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.1.2)								
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard Interior Site	Side Yard Corner Site	Minimum Building Floor Area (m ²)	Maximum Building Height	Maximum Site Coverage
15	450	0	7.5	1.2	1.5	55	11	50%

PERMITTED USES

- Accessory Buildings and Uses – refer to Sections 4.2 and 8.1.2.3
- Ambulance Stations
- Auction Centres
- Autobody Shops
- Breweries, Wineries and Distilleries
- Building Supply Establishments
- Butcher Shops
- Car/Truck Washing Establishments
- Commercial/Institutional Establishments
- Contractor's Offices and Yards
- Dry Cleaners
- Entertainment Establishments
- Equipment Sales and Service
- Fabrication and Welding Shops
- Farm Supply Stores
- Funeral Homes
- Furniture Stores
- General Warehousing and Wholesale Vending Facilities
- Kennels, Boarding and Breeding
- Licensed Facility
- Light Industrial Uses (including Industrial Complexes) – refer to Section 8.1.2.2
- Indoor Storage Rental Facilities
- Medical, Dental, Optical Laboratories
- Municipal Facilities
- Offices

- **Outdoor Recreation Facilities**
- **Parking Areas and Structures**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Recycling Collection Depots**
- **Radio/Television Studios**
- **Restaurants**
- **Service Stations and Gas Bars**
- **Truck Terminals and Warehousing**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

(Bylaw No. 5589, 2019; Bylaw No. 5641, 2021)

DISCRETIONARY USES

- **Food Processing (Heavy Industrial)** – refer to Section 8.1.2.2
- **Greenhouses**
- **Machinery/Equipment Storage**
- **Machine Shops**
- **Micro Breweries/Distilleries**
- **Outdoor Storage**
- **Personal Service Establishments**
- **Pet Grooming & Training**
- **Petroleum Storage and Distributing Stations**
- **Private Clubs**
- **Retail Stores**

(Bylaw No. 5589, 2019; Bylaw No. 5641, 2021)

8.1.2 NOTES TO DEVELOPMENT STANDARDS

1. Where a light or heavy industrial use abuts a residential, commercial or community service/institutional district without the intervention of a street or lane, an abutting side yard shall be provided of not less than 3m in width.
2. For Light and Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use conflict and to protect the health, safety and general welfare of the inhabitants of the City. Except for activities such as packing, loading or outdoor storage, the development shall not be apparent outside the principle or accessory enclosed buildings on the site.
3. Accessory Buildings and Uses are subject to the following provisions:
 - a. No accessory building shall be located closer than 1.5m to any side or rear property line if the site is located adjacent to a residential district without the intervention of a street or lane.
 - b. No accessory building erected on a corner site shall be nearer than 1.5m to the flanking street or lane.

4. Parking requirements found in Section 5

(Bylaw No. 5589, 2019)

8.2 M2 HEAVY INDUSTRIAL DISTRICT

8.2.1 PURPOSE

The purpose of the M2 Heavy Industrial District is to provide for large scale and major industrial uses that may have large land requirements and may produce noise, smell or other forms of pollution.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.2.3)							
Site Frontage	Site Area (m ²)	Front Yard	Rear Yard	Side Yard	Side Yard abutting other Districts	Maximum Building Height	Maximum Site Coverage
30	930	9	7.5	1.5	3	45	60%

(Bylaw No. 5589, 2019)

PERMITTED USES

- Accessory Buildings and Uses – refer to Sections 4.2 and 8.2.3.2
- Ambulance Stations
- Autobody Shops
- Breweries, Wineries, and Distilleries
- Building Supply Establishments
- Butcher Shops
- Cannabis Production Facility
- Car/Truck Washing Establishments
- Contractor's Offices and Yards
- Commercial/Institutional Recreation Establishments
- Equipment Sales and Service
- Fabrication and Welding Shops
- Farm Supply Stores
- General Warehousing and Wholesale Vending Facilities
- Greenhouses
- Heavy Industrial Uses (including Industrial Complexes) – refer to Section 8.2.3.1
- Indoor Storage Rental Facilities
- Kennels, Breeding or Boarding
- Machinery Equipment/Storage
- Municipal Facilities
- Offices
- Outdoor Recreation Facilities
- Outdoor Storage
- Parking Areas and Structures
- Pet Grooming & Training

- **Personal Service Establishments**
- **Plumbing or Electrical Sales/Service**
- **Printing Plants/Newspaper Offices**
- **Public Parks**
- **Recycling Collection Depots**
- **Restaurants**
- **Service Stations and Gas Bars**
- **Taxi Depots**
- **Truck Terminals/Warehousing**
- **Vehicle Rentals, Sales and Service Centres**
- **Veterinary Clinics – Type 1 or Type 2**

(Bylaw No. 5589, 2019; Bylaw No. 5641, 2021)

DISCRETIONARY USES

- **Abattoirs / Slaughterhouses**
- **Adult Entertainment Establishments**
- **Fertilizer Storage Facility**
- **Furniture Stores**
- **Grain Terminals**
- **Junk, Salvage, Auto Wrecking Yards – refer to Section 4.16**
- **Licensed Facilities**
- **Light Industrial Uses**
- **Municipal Sanitary Landfills**
- **Petroleum Storage and Distribution Stations**

(Bylaw No. 5589, 2019; Bylaw No. 5641, 2021)

PROHIBITED USES

The following list shows the legal land descriptions of all existing Intensive Livestock Operations in this District. These are all classed as Prohibited Uses in this Bylaw.

1. Portion of Parcel B, Plan No. C.E. 2991 Ext. 1, civically known as 2750 River Street West.

(Bylaw No. 5657, 2021)

8.2.2 SPECIAL REGULATIONS FOR EXISTING PROHIBITED USES

Normal Maintenance and upkeep of existing ILO buildings (includes all structures) within this District will be permitted, however no expansion or structural alteration of existing buildings (principal and accessory) will be permitted except as provided in Sections 92-96 of the Act.

8.2.3 NOTES TO DEVELOPMENT STANDARDS

1. For Light and Heavy Industrial Uses as defined in this Bylaw, development standards (including separation distances from other uses) may be used to ensure that only small to medium-sized industries are allowed in this District, to prevent land use conflict and to protect the health, safety and general welfare of the inhabitants of the City. Except for activities such as packing, loading or outdoor

storage, the development shall not be apparent outside the principle or accessory enclosed buildings on the site.

2. Accessory Buildings and Uses are subject to the following provisions:
 - a. No accessory building shall be located closer than 1.5m to any side or rear property line if the site is located adjacent to a residential district without the intervention of a street or lane.
 - b. No accessory building erected on a corner site shall be nearer than 1.5m to the flanking street or lane.
3. Parking requirements found in Section 5.

(Bylaw No. 5589, 2019)

8.3 M3 MIXED USE BUSINESS PARK INDUSTRIAL DISTRICT

8.3.1 PURPOSE

The purpose of the M3 Mixed Use Business Park District is to provide an area for business and light industrial users that are seeking a high quality comprehensively planned environment.

Minimum Development Standards and Site Regulations in Metres (Unless otherwise indicated in Section 8.3.2)							
Site Frontage	Site Area (m²)	Front Yard	Rear Yard	Side Yard	Side Yard abutting other Districts	Maximum Building Height	Maximum Site Coverage
30	930	9	7.5	1.5	3	11	50%

PERMITTED USES

- Accessory Buildings and Uses – refer to Sections 4.2 and 8.3.2.3
- Autobody Shops
- Building Supply Establishments
- Contractor's Offices and Yards
- Commercial/Institutional Recreation Establishments
- Educational Institutions
- Entertainment Establishments
- Financial Institutions
- General Warehousing and Wholesale Vending Facilities
- Greenhouses
- Indoor Storage Rental Facilities
- Light Industrial Uses – refer to Section 8.3.2.4
- Medical Clinics
- Offices
- Outdoor Recreation Facilities
- Personal Service Establishments