

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

- Auction Centres
- Autobody Shops
- Butcher Shops
- Contractor's Offices and Yards
- Dry Cleaners
- Fabrication and Welding Shops
- Funeral Homes
- Light Industrial Uses (including Industrial Complexes) – refer to Section 8.1.2.2
- Medical, Dental, Optical Laboratories
- Offices
- Outdoor Recreation Facilities
- Parking Areas and Structures
- Personal Service Establishments
- Printing Plants/Newspaper Offices
- Public Parks
- Recycling Collection Depots
- Radio/Television Studios
- Restaurants
- Service Stations and Gas Bars
- Vehicle Rentals, Sales and Service Centres
- Veterinary Clinics – Type 1 or Type 2

(Bylaw No. 5589, 2019)

DISCRETIONARY USES

- Building Supply Establishments

- **Car/Truck Washing Establishments**
- **Community Service/Institutional**
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Farm Supply Stores**
- **Food Processing (Heavy Industrial)** – refer to Section 8.1.2.2
- **Greenhouses**
- **Indoor Storage Rental Facilities**
- **Licensed Facilities in conjunction with and attached to a restaurant**
- **Machinery/Equipment Storage**
- **Machine Shops**
- **Micro Breweries/Distilleries**
- **Pet Grooming & Training**
- **Petroleum Storage and Distributing Stations**
- **Places of Worship**
- **Private Clubs**
- **Retail Stores**
- **Truck Terminals and Warehousing**

(Bylaw No. 5589, 2019)

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)