

SECTION 23

23. LIGHT INDUSTRIAL (M1) ZONE

23.1 PERMITTED USES

No person shall within a Light Industrial (M1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

a. Residential Uses

Prohibited

b. Non-Residential Uses

- i) Bank or financial office;
- ii) Building supply and/or home improvement outlet within a wholly enclosed building or structure;
- iii) Business or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein;
- iv) An eating establishment;
- v) An eating establishment, take-out;
- vi) Equipment sales and rental, light;
- vii) A commercial or technical school;
- viii) A dry light industry within a wholly enclosed building or structure;
- ix) A work shop within a wholly enclosed building or structure;
- x) An assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure;
- xi) A printing or publishing establishment;
- xii) A warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- xiii) A factory outlet;

AMENDED BY B/L 85-51

- xiv) A motor vehicle repair garage within a wholly enclosed building or structure;**
- xv) Adult entertainment parlour within an eating establishment or tavern;
- xvi) Tavern;
- xvii) A private club; and

ADDED BY B/L 85-36

- xviii) A transport service establishment.**

23.2 REGULATIONS FOR NON-RESIDENTIAL USES

- a. Lot Area (minimum)
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| i) Lot serviced by full municipal services | 2000 square metres |
| ii) Lot serviced by a municipal water system or private well and a private sanitary waste disposal system | 4000 square metres |
- b. Lot Frontage (minimum) 30 metres
- c. Yard Requirements (minimum)
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| i) Front Yard | 7.5 metres |
| ii) Exterior Side Yard | 7.5 metres |
| iii) Interior Side Yard | 3 metres |
| iv) Rear Yard | 10 metres |
- d. Special Yard Provisions
- Notwithstanding the foregoing yard requirements where the rear or the interior lot line abuts a residential zone, the minimum rear yard or interior yard requirement shall be increased 20 metres.
- e. Lot Coverage (maximum) 60 percent

AMENDED BY B/L 87-21

- f. **Landscaped Open Space (minimum) 10 percent which shall include an area 1.5 metres in depth abutting every exterior lot line except where such area is occupied by a driveway or walkway.**
- g. Building Height (maximum) 12 metres
- h. Performance Standards
- No use shall be permitted in the M1 Zone which produces noise, glare and/or heat, electromagnetic emissions or vibrations which can be detected beyond the limits of the lot upon which such use is located.
- i. Outside Storage
- Save and except parking, all permitted uses and other operations incidental thereto including storage, shall be carried on within the confines of a building. Storage areas for garbage or waste materials external to the main building, may be permitted provided such storage area is enclosed by walls or screen fencing, and is not visible from any residential property or public street.

23.2 REGULATIONS FOR NON-RESIDENTIAL USES (CONT'D)

j. Planting Strip Requirement

Where the interior side or rear lot line abuts a residential zone, a planting strip shall be provided along such lot line in accordance with the requirements of Section 3.17 of this By-law.

23.3 SPECIAL EXCEPTIONS - LIGHT INDUSTRIAL (M1) ZONE

23.3.1 LIGHT INDUSTRIAL EXCEPTION (M1-1) ZONE

Notwithstanding Section 23.1, those lands zoned M1-1 on the Schedules to this By-law shall only be used for an agricultural produce warehouse.

23.3.2 LIGHT INDUSTRIAL EXCEPTION (M1-2) ZONE

Notwithstanding Sections 23.1 and 23.2, those lands zoned M1-2 on the Schedules to this By-law shall only be used by a Dry Light Industry and warehouse in accordance with the following provisions:

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| a. | Lot Area (minimum) | 1200 square metres |
| b. | Lot Frontage (minimum) | 30 metres |
| c. | Yard Requirements (minimum) | |
| | i) Front Yard | 3.0 metres |
| | ii) Exterior Side Yard | 0 metres |
| | iii) Interior Side Yard | 3.0 metres |
| | iv) Rear Yard | 6.0 metres |
| d. | Floor Area (minimum) | 200 square metres |
| e. | Lot Coverage (maximum) | 50 percent |

23.3.3 LIGHT INDUSTRIAL EXCEPTION (M1-3) ZONE

Notwithstanding Section 23.1, those lands zoned M1-3 on the Schedules to this By-law may only be used for the following uses:

- i) Bank or financial office;
- ii) Building supply and/or home improvement outlet within a wholly enclosed building or structure;
- iii) Business or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein;
- iv) An eating establishment;
- v) An eating establishment, take-out;
- vi) Equipment sales and rental, light;

23.3.3 LIGHT INDUSTRIAL EXCEPTION (M1-3) ZONE (CONT'D)

- vii) A commercial or technical school;
- viii) A dry light industry within a wholly enclosed building or structure;
- ix) A work shop within a wholly enclosed building or structure;
- x) An assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure;
- xi) A printing or publishing establishment;
- xii) A warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- xiii) A factory outlet;
- xiv) A retail sales and/or service establishment for motor vehicle equipment and accessories within a wholly enclosed building or structure;
- xv) Adult entertainment parlour within an eating establishment or tavern;
- xvi) Tavern; and
- xvii) A private club.

ADDED BY B/L 85-76

23.3.4 LIGHT INDUSTRIAL EXCEPTION (M1-4) ZONE

Notwithstanding Section 23.1, those lands zoned M1-4 on the Schedules to this By-law, in addition to the uses permitted in the M1 Zone, may also be used for a cartage or transport depot and yard.

ADDED BY B/L 85-94

23.3.5 LIGHT INDUSTRIAL EXCEPTION (M1-5) ZONE

Notwithstanding Section 23.1, those lands zoned M1-5 on the Schedules to this By-law, in addition to the uses permitted in the M1 Zone, may also be used for a car wash establishment.

ADDED BY B/L 89-73

23.3.6 LIGHT INDUSTRIAL EXCEPTION (M1-6) ZONE

Notwithstanding Sections 23.1 and 23.2 i., those lands zoned M1-6 on the Schedules to this By-law, in addition to the use of said lands for an assembly manufacturing, fabricating or processing plant within a wholly enclosed building or structure, may also permit outside storage of finished modular homes up to a maximum of seven (7) such homes. For the purpose of this provision, a modular home shall not be used as a habitable room.

ADDED BY B/L 91-104

23.3.7 LIGHT INDUSTRIAL EXCEPTION (M1-7) ZONE

In addition to the uses permitted in the M1 Zone, those lands zoned M1-7 on the Schedules to this By-law may also be used for Underground Bulk Fuel Tank Storage, a Lube Warehouse and an Office in accordance with all applicable provisions of the M1 Zone and the following:

- a. **Maximum Floor Space** **400 square metres**

ADDED BY B/L 2000-104

23.3.8 LIGHT INDUSTRIAL EXCEPTION (M1-8) ZONE

Notwithstanding Section 23.1 b., those lands zoned M1-8 on the Schedules to this By-law, in addition to the uses permitted in the M1 zone, may also be used for the outdoor parking or storage of a maximum of three commercial motor vehicles required for and accessory to a commercial school.

ADDED BY B/L 2002-022

23.3.9 LIGHT INDUSTRIAL EXCEPTION (M1-9) ZONE

Notwithstanding Sections 13.5, 23.1 and 23.2, those lands zoned M1-9 on the Schedules to this By-law, in addition to other permitted uses, may also be used for a waste transfer station and material recovery and recycling facility for solid non-hazardous waste in accordance with the following provisions:

- a. **A truck transport depot and maintenance facility and administrative offices shall be permitted as ancillary uses to the waste transfer station and material recovery and recycling facility.**
- b. **All storage and processing of waste and recyclable materials on lands zoned M1-9 shall take place within a fully enclosed building or structure.**
- c. **Outside Storage**
 - i) **Area (maximum)** **8200 sq. m.**
 - ii) **Height (maximum)** **4.0 metres**
 - iii) **Setback from Public Highway** **25.0 metres**
- d. **Landscaped Berm**
 - i) **Where the lands zoned M1-9 are developed for a waste transfer station or material recovery facility, a stable landscaped berm including dense coniferous trees shall be constructed adjacent to the property line with Highway 401 and the east limit of the M1-9 Zone;**
 - ii) **Height of berm (minimum)** **4.0 metres**

23.3.9 LIGHT INDUSTRIAL EXCEPTION (M1-9) ZONE (CONT'D)

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| e. | Lot Coverage for all Buildings and Structures (maximum) | 15% |
| f. | Total Floor Area for Waste Transfer Station and Material Recovery and Recycling Facility (maximum) | 6,500 sq. m. |
| g. | Number of Truck Parking Spaces (maximum) | 100 spaces |

ADDED BY B/L 2004-068

23.3.10 LIGHT INDUSTRIAL EXCEPTION (M1-10) ZONE

Notwithstanding Section 23.1, those lands zoned M1-10 on the Schedules to this By-law may also be used for the sale, repair, and outdoor display and storage of commercial motor vehicles in addition to other permitted uses.

ADDED BY B/L 2009-103

23.3.11 LIGHT INDUSTRIAL EXCEPTION (M1-11) ZONE

Notwithstanding Sections 23.1 b. those lands zoned “M1-11” on the Schedule to this By-law shall be subject to the following zone provisions:

- a. **For the purpose of this section, the term:**

Outdoor Sales Centre: shall mean an area of land used for the displaying and selling of flowers, plants, shrubs, trees, or similar vegetation, and pre-packaged sand, gravel, soil fertilizers, de-icing material or similar products, in addition to supplies and equipment incidental to a building supply and home improvement outlet, but shall not include a nursery; or the bulk storage of lumber.

- b. **Permitted uses**

In addition to those permitted uses in Section 23. 1b., an outdoor sales centre is permitted as an accessory use to a building supply and home improvement outlet.

- c. **Regulations for Outdoor Sales Centre**

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| i) | Maximum area | 220 square metres |
| ii) | Location | may project into the required setback a maximum of 5.0 metres and no closer than 2.5 metres to the front lot line. |