

9.9 M1 – Light Industrial District – The purpose of this district is to accommodate industrial uses that will not create unacceptable levels of conflict in terms of emission of noise, glare, dust or odour, which would be disruptive to the surrounding land uses.

9.9.1 Permitted Uses

The following are permitted uses in the M1 – Industrial District:

- (1) Lumber and building supply establishments
- (2) Service stations, gas bars
- (3) Establishments for the sale, storage and servicing of motor vehicles, trailers, farm machinery and equipment
- (4) Car washing establishments
- (5) Shops of plumbers, pipe fitters, metal workers and other industrial tradespeople
- (6) Warehouses
- (7) Wholesale and packaging establishments
- (8) Railway and ancillary functions
- (9) Laundry and dry cleaning establishments
- (10) Printing plants and reproduction offices
- (11) Bakeries
- (12) Public utilities
- (13) Veterinary clinics
- (14) Tree nurseries and horticultural establishments

9.9.2 Discretionary Uses

The following are discretionary uses or forms of development in the M1 - Industrial District:

- (1) Manufacturing, processing and packing plants
- (2) Machine shops, foundry works, boiler works
- (3) Auto body shops
- (4) Truck, bus and other transport terminals and yards
- (5) Custom meat cutting and packaging establishments (no slaughtering on site)
- (6) Bulk petroleum sales and storage
- (7) Commercial Entertainment Establishments
- (8) An accessory dwelling unit for a Manager or Owner attached to or part of the principal building on the lot
- (9) Outdoor Storage areas and yards

9.9.3 Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

9.9.4 Regulations

- (1) Lot Requirements

Lot area - minimum

Service stations, and Discretionary Uses	-	929 square metres (10,000 sq. ft.)
All other uses	-	557 square metres (5,995.69 sq. ft.)

Lot frontage - minimum	
Service stations and Discretionary Uses	- 30 metres (98.43 ft.)
All other uses	- 20 metres (65.62 ft.)
Yard front - minimum	
Service stations and Discretionary Uses	- 7.5 metres (24.61 ft.)
All other uses	- 4.5 metres (15 ft.)
Yard side - minimum	- 3 metres (9.84 ft.) on each side
Yard rear - minimum	- 1.2 metres (3.93 ft.) with a rear lane otherwise 4 metres (13.12 ft.)

9.9.5 Signs

Section 6 regulations shall apply in the M1 - Industrial District.

9.10 M2 – Heavy Industrial District – The purpose of this district is to accommodate industrial uses that may produce conflict in terms of emission of noise, glare, dust or odour, which would be disruptive to residential land uses. These uses would normally be located at a greater proximity from residential areas to reduce any potential conflict. Light industrial uses are also accommodated in this district.

9.10.1 Permitted Uses

The following are permitted uses in the M2 - Industrial District:

- (1) Concrete manufacturing plants, and gravel yards
- (2) Public utilities
- (3) Fertilizer sales and storage
- (4) Grain elevators, feed mills, fertilizer and seed cleaning plants
- (5) All M1 – Industrial District permitted uses in Section 9.8.1

9.10.2 Discretionary Uses

The following are discretionary uses or forms of development in the M2 - Industrial District:

- (1) Abattoirs and stock yards with retail sales
- (2) Chemical refineries
- (3) Machine shops, foundry works, boiler works
- (4) Commercial Entertainment Establishments
- (5) Other uses that are determined by Council to be similar in use to the accepted uses in this district.

9.10.3 Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

9.10.4 Regulations

- (2) Lot Requirements

Lot area - minimum

- Service stations, and Discretionary Uses - 929 square metres (10,000 sq. ft.)
- All other uses - 557 square metres (5,995.69 sq. ft.)

Lot frontage - minimum

- Service stations and Discretionary Uses - 30 metres (98.43 ft.)
- All other uses - 18 metres (59.06)

Yard front - minimum

- Service stations and Discretionary Uses - 7.5 metres (24.61 ft.)
- All other uses - 4.5 metres (15 ft.)

Yard side - minimum

- 3 metres (9.84 ft.) on each side

Yard rear - minimum

- 10% of the depth of the lot

9.10.5 Signs

Section 6 regulations shall apply in the M2 - Industrial District.