

SECTION 127 M1 – GENERAL INDUSTRIAL DISTRICT

(1) GENERAL PURPOSE

This District is to provide for industrial Uses which do not cause any objectionable or dangerous conditions beyond the boundary of the Site upon which they are located.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Animal Service Facilities, Major • Automobile Sales and Rental (Bylaw C-900-15 – Feb. 23, 2015) • Automobile Sales and Rental, Industrial • Automobile Service Centre • Car Washes • Eating and Drinking Establishments • Equipment Sales, Service and Rentals • Fleet Services (Bylaw C-1057-18, March 18, 2019) • Gas Bar • General Industrial Use • Greenhouse • Professional and Office Services • Public Utility Buildings • Recycling Transfer Depots • Repair Services • Retail Sales, Industrial • Wholesale Establishment 	<ul style="list-style-type: none"> • Accessory Building • Adult Entertainment Facility • Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • Auctioneering Establishments • Bulk Fuel Sales • Cannabis Production Facility (Bylaw C-1027-17, June 13, 2018) • Cannabis Sales (Bylaw C-1027-17, June 13, 2018) • Commercial School • Crematorium • Medical Marihuana Production Facility (Bylaw C-999-17, Aug. 14, 2017) • Private Club • Post Secondary Institution (Bylaw C-900-15 – Feb. 23, 2015) • Recreational Establishment, Commercial • Recreational Establishment, Indoor • Recreational Establishment, Outdoor • Recreational Vehicle Sales and Rental • Retail Sales • Surveillance Suite

(Bylaw C-864-13, Jan 27, 2014)
 (Bylaw C-1104-19, May 29, 2020)
 (Bylaw C-1226-22, December 05, 2022)

- (a) Any permitted use where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of the adjacent and nearby sites because of the nature of the site, materials, or process that may create significant nuisance, shall be considered a discretionary use.

(Bylaw C-942-15, Jan. 29, 2016)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	<ul style="list-style-type: none"> • 650.0 m²
Site Width (Minimum):	<ul style="list-style-type: none"> • 15.0 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • 30.0 m
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • 6.0 m, except where greater distance required by the Development Officer. • No parking, loading or storage shall be permitted in the Front Yard Setback. <p style="text-align: right;"><small>(Bylaw C-865-13, Feb. 10, 2014)</small></p>
Side Yard Setback:	<ul style="list-style-type: none"> • None when firewall provided. • 6.0 m on one side and 1.5 m on other side for a Building with a Height of 4.5 m or less. • Where the Building Height exceeds 4.5 m, an additional 0.3 m is to be added to the 1.5 m Side Yard Setback for each additional metre of Height to a maximum of 6.0 m. Only one Side Yard may be varied under this regulation.
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • 7.5 m
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 60%
Building Height (Maximum):	<ul style="list-style-type: none"> • 14.0 m • Building Height may be increased at the discretion of the Development Officer, based on the Building type, visual appeal, visibility from Highway 16A and proximity to Residential Uses.

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the regulations contained in Part 9 – Landscaping Regulations, the Development Officer shall require additional Landscaping, for Sites:
- (i) Adjacent to, or with frontage Adjacent to Highway 16A; or
 - (ii) If, in the opinion of the Development Officer there is a likelihood that the proposed Development will generate undesirable impact on surrounding Sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust.
- (b) For Sites Adjacent to Highway 16A, the Development Officer shall require that Development incorporate a higher design standard, by including architectural features and treatments such as:
- Multiple colours;
 - Differing, but complementary finishes and textures;
 - Articulation of recessing portions of the visible frontage;
 - Awnings; and
 - Varying roof lines.