

SECTION 11 - GENERAL INDUSTRIAL ZONE (M2)

No **person** shall within any M2 **zone** use any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

11.1 Permitted Uses, Buildings, and Structures

- (a) an assembling, manufacturing, fabricating, packaging, printing, publishing plant or **warehouse** conducted and wholly contained within an enclosed **building**;
- (b) an **auction establishment**;
- (c) an **automobile gas bar**;
- (d) an **automobile repair establishment**;
- (e) an **automobile washing establishment**;
- (f) an **automobile service station**;
- (g) a cold storage locker plant;
- (h) a communications facility;
- (i) a **contractor's yard or shop**;
- (j) an egg processing plant;
- (k) an equipment sales and rental business;
- (k.1) a **factory outlet**;
- (l) a farm implement sales and service establishment;
- (m) a feed mill;
- (n) a flour mill;
- (n.1) a food processing plant;
- (n.2) a **fuel pump island**;
- (o) a fuel storage and/or supply business;
- (p) a furniture refinishing, woodworking, and/or upholstery shop;
- (q) a **garage, public works**;
- (r) a grain elevator;
- (s) a laboratory or research facility;
- (s.1) a **landscape supply outlet**;
- (t) a **laundry plant**;
- (u) a lumber yard and building supply outlet;
- (v) a machine shop;
- (v.1) a **manufacturing and assembly industry**;
- (w) a mini-storage facility;
- (w.1) an office support;
- (x) a **parking area**;
- (x.2) a **pet hotel**;
- (y) a planing mill or saw mill;
- (z) a **recycling depot**;
- (aa) a **repair shop**;
- (bb) a **salvage or wrecking yard**;
- (bb.1) a **self-storage establishment**;
- (cc) a steel supply business;
- (dd) a **transportation terminal**;
- (ee) a welding shop;
- (ff) a **wholesale establishment**;

- (gg) a **warehouse**;
- (hh) **accessory uses, buildings, and structures**, including accessory **office uses** and retail outlets, but excluding any **accessory residential uses**.

11.2 Requirements for Permitted Uses

- 11.2.1 **Lot Area**, Minimum 1,350 square metres
 - 11.2.2 **Lot Frontage**, Minimum 30.0 metres
 - 11.2.3 **Lot Depth**, Minimum 45.0 metres
 - 11.2.4 **Front Yard**, Minimum 15.0 metres
 - 11.2.5 **Interior Side Yard**, Minimum 3.0 metres is required except where a “M2” **zone** abuts a Residential **zone** in which case a **minimum side yard** of 6.0 metres is required.
 - 11.2.6 **Exterior Side Yard**, Minimum 15.0 metres
 - 11.2.7 **Rear Yard**, Minimum 7.5 metres
 - 11.2.8 **Building Height**, Maximum 20.0 metres
- Amended By By-law No. Z31-2001**
- 11.2.9 **Lot Coverage**, Maximum 60.0 per cent
 - 11.2.10 Loading and Unloading Requirements
In accordance with the provisions of Section 5.12.
 - 11.2.11 Parking Requirements
In accordance with the provisions of Section 5.21.
 - 11.2.12 **Planting Strip** Requirement
A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** for a **lot** being developed for industrial purposes abuts a **lot** that is in a Residential **Zone** or a Residential (-h) Holding **Zone**.
 - 11.2.13 **Landscaped Open Space**, Minimum 20.0 per cent
Notwithstanding the provisions this By-law, a **landscaped open space** strip with a minimum width of 5.0 metres shall be required for all lands **zoned** M2 with a **front or side lot line** along James Street.
 - 11.2.14 Outdoor Storage
The outdoor storage of goods or materials shall be **permitted** in accordance with the provisions of Section 5.19.

Notwithstanding the provisions of Section 5.19 (b), outdoor storage **permitted** above shall comply with the **yard** requirements for **permitted uses** as set out in Sections 11.2.5 and 11.2.7.
 - 11.2.15 **Outdoor Display and Sales Area**
An **outdoor display and sale area** shall be **permitted** in accordance with the provisions of Section 5.20.
 - 11.2.16 Property abutting Railway
Notwithstanding any provision of this By-law, where any **lot line** or portion thereof abuts a railway, no **interior side yard** or **rear yard** shall be required along that portion of such **lot line** which so abuts the railway.
 - 11.2.17 Fuel Pump, Canopy, and Storage Tank Location
Fuel pumps and canopies over a **pump island** shall not be located closer

than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**.

Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.

11.2.18 **Driveway Requirements**

Amended By By-law No. Z31-2001

- (a) No ingress or egress **driveway** shall exceed 13.0 metres in width measured at the **lot line**.
- (b) No ingress or egress **driveway** shall be located closer than 3.0 metres to any **side or rear lot line**.
- (c) No ingress or egress **driveway** shall be located closer than 15.0 metres to the corner of intersecting **street lines** on a **corner lot**.

11.3 **Requirements for Accessory Uses, Buildings, Structures**

In accordance with the provisions of Section 5.1.

Notwithstanding any provision of this By-law, a retail **use** being clearly **accessory** and incidental to a light **industrial use** as **permitted** to Section 11.1 shall be located in the **main building** or unit occupied by the **industrial use** and shall not exceed 20 per cent of the total floor area of the **building** or unit or not exceed 30 square metres, whichever is the lesser.

11.4 **Special Provisions**

Amended By By-law No. Z9-1999

11.4.1 M2-1

- (a) Location: Part of Lot 13, South Boundary Concession (more particularly described as Part 1 on Reference Plan No. 44R-502)
- (b) Notwithstanding the provisions of Section 11.2.8 of By-law No. Z1-1997 to the contrary, the maximum **building height** for an enclosure **building** around and about any silo or elevator complex located within the “M2-1” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z9-1999) shall be 45 metres.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply

Amended By By-law No. Z32-2001

11.4.2 M2-2

- (a) Location: Part of Lot 12, South Boundary Concession
- (b) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, any ingress or egress **driveway permitted** on the lands located within the “M2-2” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z32-2001) shall be located no closer than 1.5 metres to any side or **rear lot line**.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z36-2001

11.4.3 M2-3

- (a) Location: Part of Lot 21, Concession 17 (more particularly described as Part 1, Reference Plan No. 44R-4014)
- (b) Notwithstanding the provisions of Section 11.1 of By-law No. Z1-1997 to the contrary, an additional **permitted use** described as a **funeral home** and **accessory uses**, including one **accessory dwelling unit**, shall be **permitted** within the “M2-3” **zone** as shown on Key Map 9 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z36-2002).
- (c) Notwithstanding any provision of By-law No. Z1-1997 to the contrary, an **accessory dwelling unit** to a **funeral home use** shall physically be **attached** and designed to form a part of the **building used** as a **funeral home**. The maximum **gross floor area** for an **accessory dwelling unit** to a **funeral home use** shall be 200 square metres. The **zone** provisions of Section 11.2, save and except Section 11.2.16, shall apply to an **accessory dwelling unit** to a **funeral home use**.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z51-2004

11.4.4 M2-4

- (a) Location: Part of Lot 21, Concession 17.
- (b) Notwithstanding the provisions of Section 11.1 of By-law No. Z1-1997 to the contrary, two additional **permitted uses** described as an **Eating Establishment, Restaurant** and an **Eating Establishment, Take Out** and **accessory uses** shall be **permitted** within the “M2-4” **zone** as shown on Key Map 18 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z51-2004).
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z78-2008

11.4.5 M2-5

- (a) Location: South Boundary Concession, Part of Lot 13
- (b) Notwithstanding the provisions of Section 5.1.3(a), 5.1.3(c) and Section 5.1.4 of this By-law to the contrary, **accessory structures**, being described as a maximum of three storage silos, shall be **permitted** in the **front yard**, shall be **permitted** to be **attached** to the **main building**, and shall have a maximum height of 6.5 metres on the land within the “M2-5” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z78-2008).
- (c) All other provisions of this By-law shall apply.

Amended By By-law No. Z79-2008

11.4.6 M2-6

- (a) Location: Part of Lot 13, South Boundary Concession
- (b) Notwithstanding the provisions of Section 11.2.2 of By-law No. Z1-1997 to the contrary, the **minimum lot frontage** for the land within the “M2-6” **zone** as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z79-2008) shall be 20.0 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z88-2009

11.4.7 M2-7

- (a) Location: Lots 212 and 213, Registered Plan No. 215 (Key Map 3)
- (b) Notwithstanding the provisions Section 5.19 (b) and Section 11.2.14 of this By-law to the contrary, outdoor storage shall be **permitted** in the front **yard** on the lands within the “M2-7” **zone** as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z88-2009) provided that such outdoor storage shall be setback a minimum distance of 1.5 metres from the **front lot line**.
- (c) Notwithstanding the provisions Section 5.19 (c) of this By-law to the contrary, outdoor storage, as **permitted** in clause (b) above, shall be completely concealed from view from the **street** by a solid steel clad **fence**.
- (d) Notwithstanding the provisions of Section 5.21.2 of this By-law to the contrary, an additional **driveway** shall be **permitted** to service the lands within the “M2-7” as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z88-2009), notwithstanding that 3 **driveways** currently service the abutting property to the west.
- (e) All other provisions of this By-law, as amended, shall apply

Amended By By-Law Z136-2020

11.4.8 M2-8

- (a) Location: 480 Glass Street, Part of Lots 14 and 15, Concession 18 Blanshard (Key Map 3)
- (b) Notwithstanding the provisions of Section 11.1, permitted uses are limited to the following on those lands zoned “M2-8”:
 - (i) an assembling, manufacturing, processing, preparing, fabricating, packaging, shipping, wholesaling, storing or **warehouse** conducted and wholly contained within an enclosed **building**;
 - (ii) **caterer’s establishment, convenience business services establishment, laboratory or research facility, office support, repair shop, and wholesale establishment**;
 - (iii) micro-brewery meaning a building or structure used for the manufacturing, processing, preparing, packaging, wholesaling or storing of alcoholic beverages;
 - (iv) limited accessory food preparation and sales from the existing caboose for consumption in the tasting room or accessory patio, or off-site; and,
 - (v) **accessory uses, buildings, and structures**, including accessory:
 - **office uses**
 - tasting room for the sale of individual servings of alcohol beverages produced in the micro-brewery and consumed on-site
 - retail sale of products manufactured, produced, processed or stored on the premises

A tasting room does not include an **eating establishment, restaurant or eating establishment, take-out** as defined however, pre-packaged food or food brought in from elsewhere may be served.
- (c) Notwithstanding the provisions of Sections 5.1, 5.21.1.1 and 11.2.4, the following provisions shall apply to those lands zoned “M2-8”:
 - (i) Front Yard, Minimum 7.5 metres
 - (ii) A tasting room and retail sales accessory to a micro-brewery shall be located in a **main building** and shall not exceed a total floor area of 56 m²

(600 ft²) of the **building**. An accessory patio is also permitted provided it is attached to the **main building** and associated with the tasting room function.

- (iii) The minimum number of parking spaces required for uses accessory to a micro-brewery (including tasting room retail sales and patio) shall be 1 space per 25 m² of floor area.
- (d) Section 5.21.6.3 shall not apply
- (e) All other provisions of this By-law, as amended, shall apply.