

INDUSTRIAL DISTRICT – M-2

INTENT: To encourage orderly development of industrial land in a manner compatible with other land uses and to provide for a wide variety of economic opportunities and industrial uses to occur.

1. PERMITTED USES

Accessory Buildings, Structures & Uses
 Agricultural Equipment Sales & Service
 Alternative Energy, Individual Solar
 Auction Facility - Non-livestock
 Automotive Repair & Service
 Bulk Storage and Sales
 Contractor, both general & limited
 Lumber Yards & Building Supplies
 Manufacturing & Fabrication
 Mechanical Sales & Service
 Mini Storage
 Office (Business)
 Public or Private Utility
 Sheet Metal Works
 Signs
 Shipping Container (permanent)
 Storage, Indoor & Outdoor
 Taxidermy
 Temporary Shipping Containers A & B
 Transportation Facilities & Uses
 Veterinary Clinics, small animal
 Warehousing
 Wholesale Outlet

DISCRETIONARY USES

Alternative Energy, Individual SWECS
 Anhydrous Ammonia Storage
 Aquaculture/Aquaponics
 Auction Facility - Livestock, Holding & Processing
 Automotive Paint Shop
 Bulk Fuel Storage & Sales
 Cannabis Production Facility
 Food Processing Plant
 Grain Elevators / Seed Cleaning
 Greenhouses / Nurseries
 Kennels
 Landscaping Materials Sales & Service
 Machinery Sales, Rental and Service
 Moved-in Building
 Packing & Processing
 Retail & Commercial Establishments
 Salvage, Wrecking & Recycling Yard
 Sand & Gravel Storage & Cleaning
 Specialty Manufacturing
 Surveillance Suite
 Telecommunication Tower / Antenna Structures
 Temporary Uses
 Truck wash
 Veterinary Clinics, large animal
 Waste Management Site
 Welding and Metal Fabrication

PROHIBITED USES

Recreational Vehicles as Residences

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Permitted Uses ¹	30	98.5	30	98.5	900	9,688
Discretionary Uses	As Required by the Municipal Planning Commission					

NOTE¹: Existing designated industrial lots less than the required size at the time of this bylaw adoption are deemed to meet the minimum size requirements.

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use - Principal	7.5	25	4.5	15	1.5	5	4.5	15
Permitted Use - Accessory	7.5	25	4.5	15	1.5	5	1.5 ¹	5
Discretionary Uses	As Required by the Municipal Planning Commission							

NOTE¹: The rear yard setback shall be increased to 3.0 metres if a vehicular entrance is located adjacent to the rear lot line.

4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal Building: 50%

Accessory Buildings: 10%

Total Combined Coverage of all principal and accessory buildings: 60%

DISCRETIONARY USES:

As required by the Municipal Planning Commission.

5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 15 m (50 ft), unless within the Airport Protection Overlay area where the Approach Slope Height Restrictions shall apply or where Transport Canada stipulates otherwise.

Accessory Buildings: 5.5 m (18 ft)

6. EXEMPTIONS

The Municipal Planning Commission may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 450 m² (4,844 sq ft).

7. SPECIAL DEVELOPMENT STANDARDS

- (a) All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
- (b) All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.
- (c) In consideration of Section 5, Maximum Building Height, the heights of buildings within the airport vicinity may be restricted to protect runway approaches and flight paths. (see Part 9)

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- (d) All development applications in the M-2 district within 804 m (½-mile) of the airport may be referred to Transport Canada and Nav Canada. An applicant shall be responsible for submitting an application to Nav Canada when required and complying with any building siting or height restrictions.
 - (e) Accessory buildings or structures in excess of 9.3 m² (100 sq. ft.) shall be setback a minimum 1.2 metres (4 ft.) from the principal building or and all other buildings or structures on the same lot.
 - (f) Where it appears that greater side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.
 - (g) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
 - (h) Landscaping, fencing, screening and siting or setback restrictions may be imposed as a condition of a development permit, with consideration for Section 8 and 9 below, and Part 5, Section 17.
 - (i) No operation or activity associated with any use in this District shall be permitted which would create a nuisance factor from noise, odour, earthborn vibrations, heat, intense light sources or dust, beyond the boundaries of the property.
 - (j) Loading docks (above level grade) shall be built 139.7 cm (55 inches) above grade level to accommodate most delivery trucks.
 - (k) Any use that is determined to be high volume water user will be reviewed and considered in relation to the Towns' water capacity and flow rates for the area and lot subject to a development application proposal.
 - (l) **Greenhouses, Nurseries, Landscaping Sales, and Lumber Yard Special Standards:**
 - (i) No building doors are permitted in the rear yard which do not open completely within the boundaries of the site (property line).
 - (ii) No outdoor storage is permitted in the front yard and secondary front (flankage) yard unless it is screened form the public view to the satisfaction of the Development Authority.
 - (iii) Adequate provisions to manage surface water run-off must be provided, to the satisfaction of the Development Authority.
 - (iv) Adequate on-site provisions must be provided for vehicular parking and loading and unloading of material related to such operations.

The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and the Development Officer for details.

8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Accessory Buildings – Part 5, Section 20
- Alternative energy – Part 6, Section 1
- Fences – Part 5, Section 20

Landscaping – Part 5, Section 13
Mixed-use – Part 6, Section 13
Moved-in building – Part 6, Section 14
Parking & Loading – Part 5, Sections 13 & 14
Service station or gas bar – Part 6, Section 14
Shipping containers Part 6, Section 21
Storage & Screening – Part 5, Section 22

9. SIGN REGULATIONS – Part 7

10. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9