

Purpose

28.1 The M-1 Zone provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Regulations

28.2 On a *parcel zoned* M-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

28.3 The following uses and no others are permitted in the M-1 Zone:

- .1 auction yards; #2736
- .2 automotive and truck repair shop, including body repair and painting;
- .3 building supply establishment; #2736
- .4 bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps;
- .5 *cafe*; #2736
- .6 *commercial daycare facility*; #3724
- .7 concrete products and readi-mix concrete;
- .8 distillery and brewery;
- .9 farm equipment sales and rentals; #2736
- .10 greenhouses, nurseries, including retail sales; #2736
- .11 *high technology research and development*; #4368
- .12 *home occupation*; #2782
- .13 *key lock fuel installation*;
- .14 laboratory, scientific and research; #2736
- .15 *light industry*;
- .16 machinery sales, rental; #2736
- .17 *mini warehouse* to a maximum *parcel area* of 20%; #4471
- .18 *mobile food vending*; #4240
- .19 *mobile home* manufacturing and sales;
- .20 moving and storage establishment; #2736
- .21 *office*, *storage building*, workshop and yard for general contractor and trade contractor;
- .22 *outside vending*; #2837
- .23 *private utility*;
- .24 radiator repair shop; #2736
- .25 *recreation facility - indoor*; #2736
- .26 recreation vehicle sales and rental lots, and showroom (new and used); #2736
- .27 *recycling depot*;
- .28 rental and repair of tools, small equipment; #2736
- .29 sale and repair of machinery, farm implements, and heavy equipment;
- .30 *storage building*, warehousing and wholesale establishment, packing and crating, cold storage;
- .31 storage yard;
- .32 *transportation use*;
- .33 truck and truck-tractor sale or rental lot;
- .34 veterinary hospital; #2736
- .35 welding, machine or metal fabrication;
- .36 wood products manufacturing;
- .37 *ancillary retail sales*; #2736
- .38 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

Maximum Height of Principal and Accessory Buildings

28.4 The maximum *height* of *principal* and *accessory buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

28.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 60% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

28.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

28.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

28.8 The minimum *setback* of the *principal* and *accessory buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel* not zoned industrial shall be 6.0 metres (19.7 feet)
 - all other cases shall be 4.0 metres (13.1 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Accessory Retail Use

28.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

28.10

- .1 Outside storage shall be screened from any adjacent *parcel* not zoned Industrial as per Appendix III.
- .2 An outside storage business is limited to a maximum *parcel area* of 20%. This limitation does not apply to a contractor's storage yard or other *accessory use* purposes.

Parking and Loading

28.11 Parking and loading shall be required as per Appendix I.