

7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, alter, enlarge or use any buildings or structures in any Industrial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted uses in the Industrial Zone are listed in Table 7.2. (By-law 2015-068)

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Cannabis Production Facility (By-law 2019-086)				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾

Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank (By-law 2019-115)	X	X	X ⁽³⁾		
Building Supply Centre (By-law 2019-115)		X ⁽²⁾	X ^{(2) (3)}	X ⁽²⁾	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

Uses	Zones				
	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)
Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	X ⁽³⁾	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

- (1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these *uses*.
- (2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m², and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)
- (3) Shall only be permitted as part of a multi-tenanted building. (By-law 2019-115)

7.2.2 Accessory Retail Uses

Accessory retail *uses* shall only be permitted in association with *uses* identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same *structure* and shall not exceed 25% of the *gross floor area* in the Highway Industrial (HI) and General Industrial (GI) *Zones* to a maximum of 300m². The lands that are zoned Business Park (BP) and Light Industrial (LI) shall not exceed