

## **9.6 LIGHT INDUSTRIAL (M6) ZONE**

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No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M6) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

### **9.6.1 PERMITTED USES**

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014)  
(By-law No. 18-266, September 12, 2018)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017)
- Equipment and Machinery Sales, Rental and Service Establishment
- Financial Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Services
- Private Power Generation Facility
- Production Studio (By-law No. 17-220, October 25, 2017)
- Repair Service

Research and Development  
Establishment  
Restaurant  
Surveying, Engineering, Planning or  
Design Business  
Trade School  
Tradesperson's Shop  
Transport Terminal  
Transportation Depot  
Warehouse  
(By-law No. 11-276, November 16, 2011)  
(By-law No. 17-220, October 25, 2017)  
(By-law No. 18-219, August 17, 2018)

**9.6.2 PROHIBITED USES**

i) Notwithstanding Section 9.6.1, the following types of manufacturing uses are prohibited, even as an accessory use:

Manufacturing of Asbestos,  
Phosphate or Sulphur Products  
Primary Production of Chemicals,  
Synthetic Rubber, Plastic, Asphalt  
or Cement, not including mixing,  
blending, treatment or similar  
process  
Processing or Refining of Petroleum  
or Coal  
Processing, Milling or Packaging of  
Animal Feed  
Salvage Yard  
Slaughtering, Eviscerating,  
Rendering or Cleaning of Meat,  
Poultry or Fish or by-products  
thereof  
Smelting of Ore or Metal  
Tanning or Chemical Processing of  
Pelts or Leather  
Vulcanizing of Rubber or Rubber  
Products  
Explosives Manufacturing  
Pulp and Paper Mills  
(By-law No. 18-219, August 17, 2018)

ii) Notwithstanding Section 9.6.1, the following uses are prohibited, even as accessory uses:

Day Nursery  
Dry Cleaning Plant  
Dwelling Unit  
Place of Worship

**9.6.3 REGULATIONS**

- a) Minimum Lot Area 4000.0 square metres
- b) Minimum Lot Width 45.0 metres
- c) Minimum Yard Abutting a Street 3.0 metres
- d) Minimum Yard Abutting a Residential Zone or an Institutional Zone 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.
- e) Maximum Building Height Abutting a Residential Zone or an Institutional Zone
  - i) 11.0 metres;
  - ii) In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.6.3 d) above.
- f) Location Restriction of Manufacturing Uses Any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.
- g) Restriction of Outdoor Training Facilities associated with a Trade School Any outdoor training facilities shall be prohibited.
- h) Maximum Combined Gross Floor Area for Medical Clinic Shall be limited to a combined total of 3,000 square metres gross floor area on a lot.  
(By-law No. 11-276, November 16, 2011)