

9.6 LIGHT INDUSTRIAL (M6) ZONE

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:

SECTION 9: INDUSTRIAL ZONES**ZONING BY-LAW**

Day Nursery
Dry Cleaning Plant
Dwelling Unit
Place of Worship

9.6.3 REGULATIONS

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| 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 | <p>i) 11.0 metres;</p> <p>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.</p> |
| 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 | <p>Shall be limited to a combined total of 3,000 square metres gross floor area on a lot.</p> <p>(By-law No. 11-276, November 16, 2011)</p> |