

Light Industrial (M1) Zone

25.1 The purpose of this zone is to accommodate light industrial and other compatible non-noxious industrial uses, together with some supporting and complementary commercial uses.

Permitted Uses

25.2 Subject to Bylaw requirements:

M1 Zone - Permitted Uses		
INDUSTRIAL		
heavy machinery sales/repairs	marine sales/repairs	truck driving school
industrial: light	manufactured home construction	trucking depot
food processor	accessory building	cannabis production facility
alcohol manufacturer: brew-pub and micro-brewery	storage facility: automobile towing facility	construction company: light
COMMERCIAL		
animal care facility: shelter and kennel	bakery	building supply outlet
automobile: body shop/repair shop/sales establishment	child care facility: small, medium and large	printing/publishing establishment
dry cleaner: processor and outlet	storage facility: automobile storage facility, outdoor storage area, self-storage and warehouse	parking lot
OTHER		
telecommunication tower		

Discretionary Uses

25.3 Subject to Council approval:

M1 Zone - Discretionary Uses		
INDUSTRIAL		
recycling facility	wind energy conversion system	solar energy collector system
COMMERCIAL		
business/professional office		

Development Standards

25.4

- a. For industrial uses, the standards in the Table below shall apply.

- b. For commercial uses, the standards of the C2 zone shall apply.
- c. For institutional uses, the standards of the I zone shall apply.
- d. For factory constructed buildings, see additional standards in Section 8.10

M1 zone		Lot area	Lot depth	Frontage	Front yard	Side Yards	Rear Yard	Max. height	Flankage Yard
	m	1,400	0	30	7.5	5	6	18.5	5
	ft	15,069.6	0	98.4	24.6	16.4	19.7	60.7	16.4