

M2 Industrial - Heavy

PURPOSE: To provide for a variety of industrial activities, including support services and storage, that may have off-site nuisance impacts.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Cannabis Processing
Animal Services	Government Services
Auction Market	Industrial (Heavy)
Automotive Sales and Service	Recreation (Indoor)
Bulk Fuel Station	Retail (Restricted)
Communications Tower	Office
Contractor Services	
Greenhouse	
Industrial (Light)	
Industrial (Medium)	
Industrial (Logistics)	
Park	
Shipping Container	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MAXIMUM BUILDING HEIGHT: 20.0 m (65.6 ft).

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.7 ft)	3.0 m (9.8 ft)	9.0 m (29.5 ft)

ADDITIONAL REQUIREMENTS:

- a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.
- b) The Development Authority may require an Environmental Impact Assessment where there is uncertainty regarding the potential risk from the proposed development.