

M1 Industrial - Light

PURPOSE: To provide for a variety of light industrial activities, including support services and storage, where nuisance factors are confined to the site area.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Alcohol Production
Auction Market	Animal Services
Automotive Sales and Service	Cannabis Processing
Bulk Fuel Station	Car Wash
Gas Station	Establishment (Eating & Drinking)
Bus Depot	Establishment (Restricted)
Communications Tower	Funeral Home
Contractor Services	Government Services
Greenhouse	Industrial (Medium)
Industrial (Light)	Retail (General)
Industrial (Logistics)	Retail (Outdoor)
Office	Retail (Restricted)
Park	Recreation (Indoor)
Shipping Container	Recycling/Compost Facility

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.
- c) A minimum of 10% of the lands shall be landscaped.
- d) The quality and extent of landscaping shall be maintained for the life of the development.
- e) Storage shall be located to the rear and side of the Principal Building.