

SECTION 9: INDUSTRIAL ZONES**ZONING BY-LAW****9.2 GENERAL BUSINESS PARK (M2) 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 (M2) 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:

9.2.1 PERMITTED USES

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
 Artist Studio (By-law No. 17-220, October 25, 2017)
 Animal Shelter
 Aquaponics (By-law No. 14-163, June 25, 2014)
 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
 Communications Establishment
 Contractor's Establishment (By-law No. 18-219, August 17, 2018)
 Courier Establishment
 Craftsperson Shop (By-law No. 17-220, October 25, 2017)
 Dry Cleaning Plant (By-law No. 15-072, March 11, 2015)
 Equipment and Machinery Sales, Rental
 and Service Establishment
 Greenhouse (By-law No. 14-163, June 25, 2014)
 Industrial Administrative Office
 Laboratory
 Labour Association Hall
 Landscape Contracting Establishment
 Manufacturing
 Motor Vehicle Collision Repair
 Establishment
 Private Power Generation Facility
 Production Studio (By-law No. 17-220, October 25, 2017)
 Repair Service
 Research and Development
 Establishment
 Surveying, Engineering, Planning or
 Design Business
 Trade School

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Tradesperson's Shop
 Transport Terminal
 Warehouse
 Waste Processing Facility
 Waste Transfer Facility
 (By-law No. 11-276, November 16, 2011)
 (By-law No. 17-220, October 25, 2017)
 (By-law No. 18-219, August 17, 2018)

9.2.2 PROHIBITED USES

- i) Notwithstanding Section 9.2.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Manufacturing of Asbestos,
 Phosphate or Sulphur Products
 Primary Production of Chemicals,
 Synthetic Rubber or Plastic
 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

- ii) Notwithstanding Section 9.2.1, the following uses are prohibited, even as accessory uses:

Child Care Centre
 Dwelling Unit
 (By-law No. 25-155, August 06, 2025)

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| a) | Minimum Lot Area | 4000.0 square metres |
| b) | Minimum Yard Abutting a Street | 3.0 metres |
| c) | Landscaped Area and Planting Strip Requirements | <p>i) Minimum 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;</p> <p>ii) Notwithstanding i) above, where a parking space, aisle or driveway is located in a Yard abutting a Street, a minimum 6.0 metre wide Landscaped Area, which includes a 3.0 metre wide Planting Strip, shall be required and maintained between the said parking space, aisle, or driveway and a street, except for points of ingress and egress.
(By-law No. 14-238, September 10, 2014)</p> |
| d) | Location and Screening of Outdoor Storage and Outdoor Assembly | <p>Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:</p> <p>i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;</p> <p>ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;</p> <p>iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.
(By-law No. 11-276, November 16, 2011)</p> |

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| e) Location of Outdoor Display | Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line. |
| f) Location Restriction of Waste Processing Facility and Waste Transfer Facility | <p>i) In addition to the Regulations of Section 9.2.3, any building, structure or land used for a Waste Processing Facility or a Waste Transfer Facility, shall be located a minimum of 300.0 metres from a Residentially Zoned or Institutionally Zoned property lot line.</p> <p>ii) Notwithstanding Section 9.2.1, on those lots delineated within the boundaries shown on Figure 4 of Schedule "F" – Special Figures, Waste Processing Facility and Waste Transfer Facility shall not be permitted.</p> |
| g) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot. |
| g) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | <p>The total combined gross floor area of any Industrial Administrative Office and Surveying, Engineering, Planning or Design Business uses shall not exceed 4,000.0 square metres per individual building.</p> <p>(By-law No. 24-137, July 12, 2024)</p> |
| h) Maximum Gross Floor Area for an Alcohol Production Facility | <p>5,000 square metres.</p> <p>(By-law No. 18-219, August 17, 2018)</p> |
| i) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and | i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever |

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Tasting Room

is the lesser; and

- ii) Notwithstanding i) above, retail or accessory retail associated with a motor vehicle service station shall be limited to a maximum gross floor area of 280 square metres.

(By-law No. 11-276, November 16, 2011)

(By-law No. 18-219, August 17, 2018)

j) Parking

In accordance with the requirements of Section 5 of this By-law.

k) Accessory Buildings

- i) In accordance with the requirements of Section 4.8.

(By-law No. 21-189, October 13, 2021)

- ii) In addition to i) above, no accessory building shall be permitted within a front yard or a flankage yard.

(By-law No. 12-132, June 13, 2012)

l) Additional Regulations for a Cannabis Growing and Harvesting Facility

In addition to the regulations of Section 9.2.3, the following additional regulations shall apply:

- i) Notwithstanding Section 9.2.3 d), no outdoor storage or outdoor assembly shall be permitted.

- ii) Retail sales shall be permitted in accordance with Section 9.2.3 i)

(By-law No. 14-163, June 25, 2014)

(By-law No. 18-266, September 12, 2018)

(By-law No. 21-189, October 13, 2021)

- iii) Notwithstanding Section 4.12 c), any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 150 metres from:

- a) Any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone; and,

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- b) Any residential dwelling unit existing at the date of passing of the by-law, any building used for farm labour residence, mobile home, educational establishment, residential care facility, place of worship, day care or park in a Rural Classification Zone.

(By-law No. 10-128, May 26, 2010)
(By-law No. 11-276, November 16, 2011)
(By-law No. 12-132, June 13, 2012)
(By-law No. 18-219, August 17, 2018)
(By-law No. 18-266, September 12, 2018)