

9.5 GENERAL INDUSTRIAL (M5) 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 (M5) 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:

9.5.1 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
 Bulk Fuel and Oil Storage 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 Motor Vehicle Washing Establishment
 Commercial Parking Facility
 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
 Financial 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

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

Establishment
 Motor Vehicle Service Station
 Motor Vehicle Washing Establishment
 Office
 Private Power Generation Facility
 Production Studio (By-law No. 17-220, October 25, 2017)
 Repair Service
 Research and Development
 Establishment
 Restaurant
 Salvage Yard
 Surveying, Engineering, Planning or Design Business
 Towing Establishment
 Trade School
 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)
 (By-law No. 18-266, September 12, 2018)

9.5.2 PROHIBITED USES

Notwithstanding Section 9.5.1, the following uses are prohibited, even as accessory uses:

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

9.5.3 REGULATIONS

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|----|----------------------------------|---|
| a) | Minimum Lot Area | 4000.0 square metres |
| b) | Minimum Yard Abutting a Street | 3.0 metres |
| c) | Planting Strip Abutting a Street | Minimum 3.0 metre wide Planting Strip shall be provided and maintained abutting Burlington Street and Steel City Court, except for points of ingress and egress, and shall not include outdoor display. |

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

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| d) Limitation on Outdoor Storage and Outdoor Assembly | Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area. |
| e) Gross Floor Area for Office Use | Maximum gross floor area for Office use within an individual building, excluding accessory office, shall be limited to 3,000 square metres. |
| f) 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) Location Restriction of Waste Processing Facility and Waste Transfer Facility | In addition to the regulations of Section 9.5.3, 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. |
| h) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and Tasting Room | <p>i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.</p> <p>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)</p> |
| i) Parking | In accordance with the requirements of Section 5 of this By-law. |
| j) Accessory Buildings | <p>i) In accordance with the requirements of Section 4.8.
(By-law No. 21-189, October 13, 2021)</p> <p>ii) In addition to i) above, no accessory building shall be permitted within a</p> |

front yard or a flankage yard.

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

k) Additional Regulations for Cannabis Growing and Harvesting Facility

In addition to the regulations of Section 9.5.3, the following additional regulations shall apply:

i) Notwithstanding Section 9.5.3 d), no outdoor storage or outdoor assembly shall be permitted.

ii) Retail sales shall be permitted in accordance with Section 9.5.3 h)
(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 any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone.

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

(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. 14-163, June 25, 2014)
(By-law No. 18-219, August 17, 2018)
(By-law No. 18-266, September 12, 2018)