

SECTION 11 – INDUSTRIAL ZONES

11.01 M1 (LIGHT INDUSTRIAL) ZONE

(1) DESCRIPTION

The M1 (LIGHT INDUSTRIAL) ZONE consists of land which, owing to small lot sizes and proximity to commercial development and availability of all City services, is best suited to a restricted range of industrial activities conducted entirely within an enclosed structure; thereby remaining compatible in both appearance and function with the adjacent commercial area.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) WAREHOUSING (subject to Special Regulation)
- (b) LIGHT MANUFACTURING
- (c) FOOD PROCESSING
- (d) SERVICE INDUSTRIAL (subject to Special Regulation)
- (e) CONVENIENCE COMMERCIAL
- (f) ACCESSORY OFFICE AND SALES (subject to Special Regulation)
- (g) ACCESSORY DWELLING UNIT
- (h) OFF-STREET PARKING
- (i) OFF-STREET LOADING
- (j) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 450m² all USES

(4) LOT DIMENSIONS (minimum)

- (a) all USES

WIDTH DEPTH

15m 30m

(5) DENSITY (maximum)

N/A

(6) LOT COVERAGE (maximum)

N/A

(7) FLOOR AREA RATIO (maximum)

N/A

(8) SETBACKS (minimum distance to)

- (a) all buildings and structures

FLL RLL ISLL ESLL

6.0 0.0 0.0 3.0

11.01 M1 (LIGHT INDUSTRIAL) ZONE (continued)

- (9) SITING
- (a) an ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use.
 - (b) Where an M1 ZONE adjoins a MULTI-FAMILY RESIDENTIAL ZONE, setback of 6m for all buildings shall be provided along the common property line.
- (10) BUILDING HEIGHT (maximum)
- (a) all buildings and structures 12m
- (11) OFF-STREET PARKING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 - (b) Shall provide at least the following number of spaces:
 - (i) 1 space per 100m² storage or workshop
 - (ii) 1 space per 40m² sales or office.
- (12) OFF-STREET LOADING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 1000m² of gross floor area or portion thereof.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) A trade waste container shall not be located closer than 6.0m from a Residential Zoned property.
 - (b) WAREHOUSING
 - (i) a “recycling facility”:
 - . shall not have outdoor storage of materials or equipment;
 - . shall not have any outdoor activity except the actual shipment of materials

11.01 M1 (LIGHT INDUSTRIAL) ZONE (continued)

- (c) SERVICE INDUSTRIAL Uses shall specifically exclude:
 - (i) vehicle storage compound.
 - (ii) contractor's equipment storage yard
 - (iii) motor vehicle dismantling

11.02 M2 (SERVICE INDUSTRIAL) ZONE

(1) DESCRIPTION

The M2 (SERVICE INDUSTRIAL) ZONE consists of land which, owing to its location along transportation routes and proximity to service commercial development, is best suited to industry and industrial sales activities relying in part on open storage and display.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this Zone unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) WAREHOUSING
- (b) LIGHT MANUFACTURING
- (c) FOOD PROCESSING
- (d) SERVICE INDUSTRIAL (subject to Special Regulation)
- (e) CONVENIENCE COMMERCIAL
- (f) ACCESSORY OFFICE AND SALES
- (g) ACCESSORY DWELLING UNIT
- (h) OFF-STREET PARKING
- (i) OFF-STREET LOADING
- (j) OPEN STORAGE (subject to Special Regulation)
- (k) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 2000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) all buildings/structures 6.0 0.0 0.0 6.0

11.02 M2 (SERVICE INDUSTRIAL) ZONE (continued)

- (9) SITING
- (a) An ACCESSORY DWELLING UNIT shall be located in the same building as the principal USE and above or behind the principal use.
 - (b) Where an M2 ZONE adjoins a RESIDENTIAL ZONE, a setback of 6m for all buildings shall be provided along the common property line.
- (10) BUILDING HEIGHT (maximum)
- (a) all buildings and structures 12m
- (11) OFF-STREET PARKING
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 100m² storage or workshop
 - (ii) 1 space per 40m² sales or office
- (12) OFF-STREET LOADING
- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per 2500m² gross floor area or portion thereof.
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
 - (b) All OPEN STORAGE shall be bounded by screening 2.5m in height except for points of access or egress or where bounded by a building.
 - (c) Where an M2 ZONE adjoins a RESIDENTIAL ZONE, screening of 2.5m height shall be provided along the common property line.
 - (d) Where an M2 ZONE abuts the Trans-Canada Highway, a screening of 2.5m in height shall be required along those portions of the common property line where buildings are not constructed to the lot line.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

11.02 M2 (SERVICE INDUSTRIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) All USES shall be fully enclosed within a building or structure except for display yard, OPEN STORAGE, OFF-STREET LOADING and OFF-STREET PARKING;
- (b) Materials in open storage shall not exceed the height of SCREENING provided;
- (c) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.
- (d) SERVICE INDUSTRIAL – A Motor Vehicle Dismantling Use:
 - (i) shall be fully enclosed within a building;
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts.

11.03 M3 (GENERAL INDUSTRIAL) ZONE

(1) DESCRIPTION

The M3 (GENERAL INDUSTRIAL) ZONE consists of land which, owing to larger lots and visual separation from major traffic routes yet direct access to transportation routes is best suited to a wide range of industrial activities conducted either within an enclosed structure or in open yard areas.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) WAREHOUSING
- (b) LIGHT MANUFACTURING
- (c) SERVICE INDUSTRIAL (subject to Special Regulation)
- (d) FOOD PROCESSING
- (e) GENERAL MANUFACTURING
- (f) *RESEARCH AND DEVELOPMENT LABORATORY* (AB #3768)
- (g) ACCESSORY OFFICE AND SALES
- (h) OPEN STORAGE (subject to Special Regulation)
- (i) ACCESSORY DWELLING UNIT
- (j) CONVENIENCE COMMERCIAL
- (k) OFF-STREET PARKING
- (l) OFF-STREET LOADING
- (m) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 4000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

(7) FLOOR AREA RATIO (maximum) N/A

11.03 M3 (GENERAL INDUSTRIAL) ZONE (continued)

- | | FLL | RLL | ISLL | ESLL |
|---|-----|-----|------|------|
| (8) SETBACKS (minimum distance to) | | | | |
| (a) all buildings/structures | 6.0 | 6.0 | 6.0 | 6.0 |
| (9) SITING | | | | |
| (a) An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said use, or may be located in a mobile home or manufactured home. | | | | |
| (10) BUILDING HEIGHT (maximum) | | | | |
| (a) all buildings and structures | 15m | | | |
| (11) OFF-STREET PARKING (minimum) | | | | |
| (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW. | | | | |
| (b) Shall provide the following minimum number of spaces: | | | | |
| (i) 1 space per 200m ² storage or workshop | | | | |
| (ii) 1 space per 40m ² sales or office | | | | |
| (12) OFF-STREET LOADING (minimum) | | | | |
| (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW. | | | | |
| (b) Shall provide the following minimum number of spaces: | | | | |
| (i) 1 space per 2500m ² of gross floor area or portion thereof. | | | | |
| (13) AMENITY AREA (minimum) | N/A | | | |
| (14) FENCING, SCREENING & LANDSCAPING | | | | |
| (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | |
| (b) All OPEN STORAGE shall be bounded by screening 2.5m in height except for points of access or egress or where bounded by a building. | | | | |
| (c) Where an M3 ZONE adjoins a RESIDENTIAL ZONE, screening 2.5m in height shall be provided along the common property line. | | | | |
| (d) Where an M3 ZONE abuts the Trans-Canada Highway, screening of 2.5m in height shall be required along the common property line. | | | | |
| (15) SIGNS | | | | |
| (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time. | | | | |

11.03 M3 (GENERAL INDUSTRIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) Materials in OPEN STORAGE shall not exceed the height of the screening surrounding said use;
- (b) A trade waste container shall not be located closer than 6.0m from a Residential Zoned Lot.
- (c) SERVICE INDUSTRIAL – A Motor Vehicle Dismantling Use:
 - (i) shall be fully enclosed within a building;
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts.

11.04 M4 (HEAVY INDUSTRIAL) ZONE

(1) DESCRIPTION

The M4 (HEAVY INDUSTRIAL) Zone consists of land which, owing to its relatively remote location with respect to commercial and residential areas is best suited for industrial activities which produce an objectionable appearance or high levels of noise or airborne pollutants.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) WAREHOUSING
- (b) LIGHT MANUFACTURING
- (c) SERVICE INDUSTRIAL (subject to Special Regulation)
- (d) FOOD PROCESSING
- (e) GENERAL MANUFACTURING
- (f) RESOURCE USE
- (g) HEAVY INDUSTRY
- (h) ACCESSORY OFFICE AND SALES
- (i) OPEN STORAGE (subject to Special Regulation)
- (j) CONVENIENCE COMMERCIAL
- (k) ACCESSORY DWELLING UNIT
 - (i) mobile home
 - (ii) manufactured home
- (l) OFF-STREET PARKING
- (m) OFF-STREET LOADING
- (n) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 8000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum)

N/A

11.04 M4 (HEAVY INDUSTRIAL) ZONE (continued)

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|------|---|------|------|------|------|
| (6) | LOT COVERAGE (maximum) | N/A | | | |
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | |
| (8) | SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL |
| (a) | Accessory Dwelling Unit | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) | All other buildings and structures | 15.0 | 15.0 | 15.0 | 15.0 |
| (9) | SITING | | | | |
| (a) | An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said use, or may be located in a mobile home or manufactured home sited at least 6m from any other structure | | | | |
| (10) | BUILDING HEIGHT (maximum) | | | | |
| (a) | all buildings and structures | 25m | | | |
| (11) | OFF-STREET PARKING (minimum) | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW. | | | | |
| (b) | Shall provide the following minimum number of spaces: | | | | |
| (i) | 1 space per 100m ² storage or workshop | | | | |
| (ii) | 1 space per 40m ² sales or office | | | | |
| (12) | OFF-STREET LOADING (minimum) | N/A | | | |
| (13) | AMENITY AREA (minimum) | N/A | | | |
| (14) | FENCING, SCREENING & LANDSCAPING | | | | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | |
| (b) | All OPEN STORAGE shall be bounded by screening 2.5m in height except for points of access or egress or where bounded by a building | | | | |
| (c) | Where an M4 Zone adjoins a RESIDENTIAL Zone, screening of 2.5m in height shall be provided along the common property line. | | | | |
| (d) | Where an M4 Zone abuts the Trans-Canada Highway, screening of 2.5m in height shall be provided along the common property line. | | | | |
| (15) | SIGNS | | | | |
| (a) | Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time. | | | | |

11.04 M4 (HEAVY INDUSTRIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) Materials in OPEN STORAGE shall not exceed the height of the screening surrounding said use.
- (b) SERVICE INDUSTRIAL – A Motor Vehicle Dismantling Use:
 - (i) shall be fully enclosed within a building;
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts.

11.05 M5 (INDUSTRIAL SALVAGE) ZONE

(1) DESCRIPTION

The M5 (INDUSTRIAL SALVAGE) ZONE consists of land which, owing to its specific location is suitable for auto wrecking and salvage operations.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) WAREHOUSING
- (b) LIGHT MANUFACTURING
- (c) SERVICE INDUSTRIAL
- (d) FOOD PROCESSING
- (e) GENERAL MANUFACTURING
- (f) RESOURCE USE
- (g) HEAVY INDUSTRY
- (h) INDUSTRIAL SALVAGE
- (i) ACCESSORY OFFICE AND SALES (subject to Special Regulation)
- (j) OPEN STORAGE (subject to Special Regulation)
- (k) ACCESSORY DWELLING UNIT
 - (i) mobile home
 - (ii) manufactured home
- (l) OFF-STREET PARKING
- (m) OFF-STREET LOADING
- (n) *ACCESSORY HOME OCCUPATION (AB#4015)*

(3) LOT SIZE (minimum)

- (a) 2ha all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum) N/A

11.05 M5 (INDUSTRIAL SALVAGE) ZONE (continued)

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|------|---|------|------|------|------|--|
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | | |
| (8) | SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL | |
| (a) | Accessory Dwelling Unit | 7.5 | 7.5 | 3.0 | 7.5 | |
| (b) | all other buildings and structures | 15.0 | 15.0 | 15.0 | 15.0 | |
| (9) | SITING | | | | | |
| (a) | An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said use, or may be located in a mobile home or manufactured home sited at least 6m from any other structure | | | | | |
| (10) | BUILDING HEIGHT (maximum) | | | | | |
| (a) | All buildings and structures | 15m | | | | |
| (11) | OFF-STREET PARKING (minimum) | | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW. | | | | | |
| (b) | Shall provide the following minimum number of spaces: | | | | | |
| (i) | 1 space per 100m ² storage or workshop | | | | | |
| (ii) | 1 space per 40m ² sales or office | | | | | |
| (12) | OFF-STREET LOADING (minimum) | N/A | | | | |
| (13) | AMENITY AREA (minimum) | N/A | | | | |
| (14) | FENCING, SCREENING & LANDSCAPING | | | | | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | | |
| (b) | All OPEN STORAGE shall be bounded by screening 3m in height except for points of access or egress or where bounded by a building | | | | | |
| (c) | Where an M5 Zone adjoins a RESIDENTIAL Zone, screening of 3m in height shall be provided along the common property line. | | | | | |
| (d) | Where an M5 Zone abuts the Trans-Canada Highway, screening of 3m in height shall be provided along the common property line. | | | | | |
| (15) | SIGNS | | | | | |
| (a) | Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time. | | | | | |

11.05 M5 (INDUSTRIAL SALVAGE) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) Materials in OPEN STORAGE shall not exceed the height of the screening surrounding said use.
- (b) Notwithstanding those uses permitted as a Service Industrial Use, ACCESSORY OFFICE & SALES may include the retail sale of motor vehicles where not more than ten (10) such vehicles are offered for sale at any one time.

11.06 M6 (SPECIAL INDUSTRIAL) ZONE

(1) DESCRIPTION

The M6 (SPECIAL INDUSTRIAL) ZONE is intended for a variety of industrial uses including those that may have the potential to be environmentally incompatible with residential and commercial uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) WAREHOUSING
- (b) LIGHT MANUFACTURING
- (c) SERVICE INDUSTRIAL (subject to Special Regulation)
- (d) FOOD PROCESSING
- (e) ACCESSORY DWELLING UNIT
 - (i) mobile home
 - (ii) manufactured home
- (f) GENERAL MANUFACTURING
- (g) RESOURCE USE
- (h) HEAVY INDUSTRY
- (i) ACCESSORY OFFICE AND SALES
- (j) CONVENIENCE COMMERCIAL
- (k) OFF-STREET PARKING
- (l) OFF-STREET LOADING
- (m) OPEN STORAGE (subject to Special Regulation)
- (n) SPECIAL INDUSTRY (subject to Special Regulation)
- (o) CANNABIS PRODUCTION FACILITY (NON-FARM USE)
(AB#3947/4136/4599)
- (p) ACCESSORY HOME OCCUPATION (AB#4015)

(3) LOT SIZE (minimum)

- (a) 8000 m² all USES

(4) LOT DIMENSIONS

- (a) *Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.*

11.06 M6 (SPECIAL INDUSTRIAL) ZONE (continued)

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|------|--|------|------|------|------|
| (5) | DENSITY (maximum) | N/A | | | |
| (6) | LOT COVERAGE (maximum) | N/A | | | |
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | |
| (8) | SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL |
| (a) | Accessory Dwelling Unit | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) | All other buildings and structures | 15.0 | 15.0 | 15.0 | 15.0 |
| (9) | SITING | | | | |
| (a) | An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said use, or may be located in a mobile home or manufactured home sited at least 6m from any other structure. | | | | |
| (10) | BUILDING HEIGHT | | | | |
| (a) | all buildings and structures | 15m | | | |
| (11) | OFF-STREET PARKING | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW. | | | | |
| (b) | Shall provide the following number of spaces | | | | |
| (i) | 1 space per 100 m ² storage or workshop | | | | |
| (ii) | 1 space per 40 m ² sales or office | | | | |
| (12) | OFF-STREET LOADING (minimum) | N/A | | | |
| (13) | AMENITY AREA (minimum) | N/A | | | |
| (14) | FENCING, SCREENING AND LANDSCAPING | | | | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | |
| (b) | All OPEN STORAGE shall be bounded by screening 3m in height except for points of access or egress or where bounded by a building. | | | | |
| (c) | Where an M6 Zone adjoins a RESIDENTIAL Zone, screening of 2.5m in height shall be provided along the common property line. | | | | |
| (d) | Where an M6 Zone abuts the Trans Canada Highway, screening of 2.5m in height shall be provided along the common property line. | | | | |

11.06 M6 (SPECIAL INDUSTRIAL) ZONE (continued)

(15) *SIGNS*

- (a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) *SPECIAL REGULATIONS*

- (a) *SERVICE INDUSTRIAL - A Motor Vehicle Dismantling Use:*

- (i) *shall be fully enclosed within a building*
(ii) *shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts*

- (b) *SPECIAL INDUSTRY uses shall be regulated as follows:*

- (i) *Prior to issuance of a Building Permit for a building or structure for a SPECIAL INDUSTRY use, the land owner shall register a Restrictive Covenant that specifies that the property shall be used only for the proposed SPECIAL INDUSTRY use.*
- (ii) *A SPECIAL INDUSTRY use shall be fully enclosed within a building or structure, except for permitted parking, loading and open storage areas*
- (iii) *A building, structure or facility for a SPECIAL INDUSTRY use shall be designed and constructed to meet all of the following conditions:*
- 1. It must be located on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment;*
 - 2. It must be graded to prevent the pooling of water where agricultural waste or compost material is received, processed or stored;*
 - 3. It must be designed to prevent run-off water from entering the areas where agricultural waste or compost material is received, processed or stored;*
 - 4. It must include an enclosed building with an aerated floor, designed to ensure a negative pressure differential between the inside and outside of the building in which the composting process occurs with air emissions directed to collection and treatment in the manner described in subclause 5. and 6. below.*
 - 5. It must include an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment; and*

11.06 M6 (SPECIAL INDUSTRIAL) ZONE (continued)

6. *It must include an air emission collection and treatment system, which may consist of, but is not limited to, a wet scrubber and bio-filter to reduce air contaminants to a concentration that will not cause pollution.*

(c) *Materials in OPEN STORAGE*

- (i) *shall not exceed the height of the screening surrounding such use; and,*
- (ii) *shall be limited to those items that are prepackaged or otherwise in a covered condition; this specifically excludes the storage of any raw or processed material under tarpaulins. (AB #2854)*

11.07 M1-A (RESIDENTIAL LIGHT INDUSTRIAL) ZONE

(1) DESCRIPTION

The M1-A (RESIDENTIAL LIGHT INDUSTRIAL) ZONE consists of land near the downtown core, which, owing to small lot sizes and proximity to commercial development and availability of all City services, is best suited to residential and a restricted range of industrial activities conducted entirely within an enclosed structure; thereby remaining compatible in both appearance and function with adjacent commercial and residential uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) *ONE FAMILY RESIDENTIAL (subject to Special Regulations)*
 - (i) *Single family detached dwelling*
- (b) *URBAN ANCILLARY USE (subject to Use Regulations)*
- (c) *ACCESSORY HOME OCCUPATION (AB#4015)*
- (d) *ACCESSORY HOME INDUSTRIAL (subject to Use Regulations)*
- (e) *OFF STREET PARKING*
- (f) *OFF STREET LOADING*
- (g) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

- (a) *450m²* *all USES*

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) *all Uses* *15m 30m*

(5) DENSITY (maximum) N/A

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB#3897)*

(6) LOT COVERAGE

- (a) *Residential Use* *50%*
- (b) *URBAN ANCILLARY USE* *100m²*

(7) FLOOR AREA RATIO (maximum) N/A

11.07 M1-A (RESIDENTIAL LIGHT INDUSTRIAL) ZONE (continued)

(8)	SETBACKS	FLL	RLL	ISLL	ESLL
(a)	ONE FAMILY RESIDENTIAL	6.0	7.5	1.2	4.5
(b)	Other USES	6.0	0.0	0.0	4.5
(9)	SITING				
(a)	<i>Other USES on the property must be located beside or behind the ONE FAMILY RESIDENTIAL use, and shall not be located in the same structure as the ONE FAMILY RESIDENTIAL use.</i>				
(10)	BUILDING HEIGHT (maximum)				
(a)	ONE FAMILY RESIDENTIAL	10m			
(b)	Other USES	6m			
(11)	OFF STREET PARKING (minimum)				
(a)	<i>Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.</i>				
(12)	OFF STREET LOADING (minimum)				
(a)	<i>Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.</i>				
(13)	AMENITY AREA (minimum)	N/A			
(14)	FENCING, SCREENING & LANDSCAPING				
(a)	<i>Fencing, screening, and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.</i>				
(15)	SIGNS				
(a)	<i>Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.</i>				
(16)	SPECIAL REGULATIONS				
(a)	<i>Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.</i>				

(AB #3624)