

5.14 GENERAL INDUSTRIAL ZONE (M1)

5.14.1 Uses Permitted

No person shall, within any MI Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

- (a) Agricultural Implements Sales and Service Establishment
- (b) Animal Grooming
- (c) Asphalt and Concrete Batching Plant
- (d) Assembly Hall
- (e) Automobile Repair Shop
- (f) Automobile Sales and Service Establishment
- (g) Automobile Service Station
- (h) Builder's Supply Yard
- (i) Bulk Fuel Storage
- (j) Call Centre
- (k) Car Wash, Automatic
- (l) Car Wash, Manual
- (m) Commercial Entertainment and Recreational Establishment
- (n) Commercial School
- (o) Construction/Industrial Equipment Sales and Service Establishment
- (p) Courier Service
- (q) Dry Cleaning Establishment
- (r) Eating Establishment
- (s) Eating Establishment - Drive-in
- (t) Eating Establishment - Take-out
- (u) Factory Outlet
- (v) Garage, Public
- (w) Gas Bar
- (x) Grain Elevator or other Storage Facility for Farm Produce
- (y) Industrial Mall
- (z) Industrial Use, which is not noxious
- (aa) Laboratory or Scientific Research Facility

- (bb) Nursery
- (cc) Office
- (dd) Rental Establishment
- (ee) Service or Repair Shop
- (ff) Service Trade Establishment
- (gg) Taxi Establishment
- (hh) Towing Establishment
- (ii) Train Depot
- (jj) Truck Terminal
- (kk) Warehouse
- (ll) Wholesale Business with Accessories Retail Business

5.14.2 Regulations:

Each use permitted in a General Industrial Zone (MI) is subject to:

- (a) the regulations in Section 4;
- (b) the regulations detailed in the following Performance Standard Chart applicable to the zone; and
- (c) any exceptions referred to in Schedule “B” applicable to the land, building or structure.

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Permitted Uses	Lot Area Minimum	Lot Frontage Minimum	Front Yard Depth Minimum	Interior Side Yard Width Minimum	Exterior Side Yard Width Minimum	Rear Yard Depth Minimum	Lot Coverage Maximum	Maximum Density per Lot	Landscaped Open Space Minimum	Maximum Building Height	Other Provisions
M1 General Industrial - See Section 5.14 of this By-law											
Uses permitted in a M1 Zone	N/A	30 m	9 m	3 m or 7.6 m if abutting a Residential Zone	3 m or 7.6 m if abutting a Residential Zone	7.6 m or 15 m if abutting a Residential Zone	60%	N/A	10%	N/A	Open storage: 15% of lot area On site retail: 20% of gross floor area for retail sale of products manufactured and/or warehoused on premises