

## SCHEDULE NUMBER IV

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### 400. INDUSTRIAL DISTRICTS (M)

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Subject to all other provisions of this Bylaw, on any lot, in any district designated as an M District, the following regulations shall apply:

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### 401. MANUFACTURING DISTRICT (M1), (M1r), (M1L) & (M1k)

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This District provides for the accommodation of light manufacturing uses under conditions designed to minimize conflict with surrounding uses.

#### 401.1 Uses Permitted:

- (1) The following commercial and service uses:
  - (a) Automobile, boat and trailer sales and rental lots.
  - (b) Automotive repair shops, including body repair and painting.
  - (c) Cartage, delivery and express facilities.
  - (d) Car washing establishments.
  - (e) Laboratories.
  - (f) Laundries and dry cleaning establishments.
  - (g) Nurseries and greenhouses.
  - (h) Storage buildings, workshops and yards for the following trade contractors: building, electrical, fumigating, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign.  
(BL No. 12586-09-03-09)
  - (i) Repealed. (B/L No. 12098-06-06-19)
  - (j) Rehearsal and production studios for radio, television, motion picture, theatre, dance and similar productions.  
(B/L No. 9780-92-10-13)
  - (k) Sale of new machinery and new heavy equipment.
  - (l) Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
  - (m) Trade schools.
  - (n) Truck and truck-trailer sales or rental lots.
  - (o) Repealed. (B/L No. 11204-01-02-12)
  - (p) Industrial fuelling installations. (B/L No. 8560-86-06-23)
  - (q) Lunch bars. (B/L No. 7103-77-10-31)

- (f) Taxi Service Centres. (B/L No. 7765-81-11-02)
  - (s) Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than a gasoline service station.  
(B/L No. 10209-95-06-19)
- (2) The manufacturing, preserving, canning, freezing, grading or packaging of the following food products:
    - (a) Bakery products.
    - (b) Candy and confectionery products.
    - (c) Carbonated beverages.
    - (d) Dairy products.
    - (e) Eggs.
    - (f) Fruits, vegetables and nuts.
    - (g) Foods from previously milled grains.
    - (h) Pickled fruits and vegetables, flavouring extracts, jams and jellies, sauces, seasonings and other similar products.
  - (3) The manufacturing, dyeing, or finishing of the following textile products, or other of like character or kind:
    - (a) Apparel and clothing.
    - (b) Canvas products.
    - (c) Carpets, mats and rugs.
    - (d) Cotton and Jute bags.
    - (e) Curtains and Draperies.
    - (f) Fabrics.
    - (g) Thread, yarn, twine and rope (excluding production of synthetic fibres).
    - (h) Felt.
  - (4) The manufacturing or finishing of the following wood, metal and paper products:
    - (a) Articles from prepared paper.
    - (b) Household utensils, cutlery, hand and edge tools.
    - (c) Ornamental and art products.
  - (5) The manufacturing or finishing of the following furniture and fixtures, or other products of like character or kind:
    - (a) Household and office furniture.
    - (b) Brooms, brushes and mops.
    - (c) Mattresses and bedsprings.
    - (d) Partitions, shelving, lockers and office and store fixtures.
    - (e) Plumbing fixtures.
    - (f) Window blinds and shades.
  - (6) The manufacturing, assembly, or finishing of the following transportation equipment:
    - (a) Bicycles.
    - (b) Boats not greater than 9.0 m (29.53 ft.) in length.
    - (c) Trailers, excluding truck trailers.

- (7) The manufacturing, assembly, and finishing of the following electrical and electronic equipment:
  - (a) Business and office equipment.
  - (b) Electronic instruments.
  - (c) Household appliances.
  - (d) Radio and television.
  - (e) Small electrical equipment such as lighting fixtures, record players, telephone and telegraph apparatus, wiring equipment and x-ray apparatus.
- (8) The manufacturing of articles from prepared glass and ceramic material.
- (9) The manufacturing, compounding, finishing or packaging of the following chemical and allied products:
  - (a) Articles from prepared plastic and rubber.
  - (b) Cosmetics and perfumes.
  - (c) Medicinal preparations.
  - (d) Pharmaceuticals and drugs.
- (10) The manufacturing, finishing, or packaging of the following miscellaneous products:
  - (a) Articles from prepared bone, cork, feathers, fibre, hair, horn and wax.
  - (b) Business and office equipment such as typewriters, adding machines and cash registers.
  - (c) Miscellaneous office supplies.
  - (d) Fur, leather and associated products (excluding tanning).
  - (e) Jewellery, watches and clocks.
  - (f) Musical instruments.
  - (g) Novelties and toys.
  - (h) Optical and photographic equipment.
  - (i) Orthopaedic and medical appliances.
  - (j) Rubber and metal stamps.
  - (k) Scientific and professional instruments.
  - (l) Signs.
  - (m) Sporting goods.
  - (n) Tobacco and tobacco products.
- (11) Printing, publishing and book binding, blueprinting and photostating; lithographing, engraving; stereotyping and other reproduction processes.
- (12) Storage buildings, warehousing and wholesale establishments; packing and crating; cold storage and ice plants.
- (13) Storage yards for new materials and new equipment.
- (14) Agricultural uses, excluding the keeping of livestock and the growing of mushrooms in a manure based medium. (B/L No. 10238-95-08-28)
- (14A) Animal training and daycare facilities. (B/L No. 11272-01-09-17)

- (15) Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises. (B/L No. 6178-72-11-20)
- (16) Living accommodation for a caretaker or watchman, if such living accommodation is essential to the operation of the industry, subject to the following:
  - (a) to be located within a new principal building housing a permitted industrial use, on a lot with a minimum area of 0.8 ha (1.9768 acres);
  - (b) to be provided for a maximum of two adults;  
(B/L No. 7056-77-07-04)
  - (c) to form an integral part of the principal building and to be included in the building plans thereof;
  - (d) to be fully separated from the industrial use by walls, partitions or a floor;
  - (e) to be provided with an entrance separate from that of the industrial use;
  - (f) to have a maximum floor area of 56 m<sup>2</sup> (602.80 sq.ft.).  
(B/L No. 5071-67-03-13)
- (17) Mini-warehouses, subject to the following conditions:
  - (a) All storage shall be housed completely within an enclosed building.
  - (b) All goods stored shall meet the requirements of the Fire Services Act and the Health Act. (B/L No. 11032-99-12-13)
  - (c) The height of a building shall not exceed 6.0 m (19.69 ft.).
  - (d) A side yard shall be provided on each side of the site of not less than 3.0 m (9.84 ft.) in width.
  - (e) Front, side and rear yards shall be fully and suitably landscaped and properly maintained.
  - (f) Screening consisting of a chain link fence in combination with a compact evergreen hedge or solid fence or wall of not less than 1.8 m (5.9 ft.) in height shall be provided. Such screening shall not be used for advertising or display purposes and shall be so situated as to conform with the applicable front, side and rear yard setbacks.
  - (g) Access shall be limited to one point for each side of the property which abuts a street.
  - (h) Access to individual storage units shall be provided by unobstructed manoeuvring aisles, in which traffic direction and parking shall be designated by signing or painting. Such manoeuvring aisles shall be surfaced with an asphalt, concrete or similar pavement, and subject to the following minimum width standards.

- (i) 7.5 m (24.61 ft.) for one way movement with parking and loading on one side only; or
  - (ii) 10.5 m (34.45 ft.) for two way movement with parking and loading on one side only.
- (i) Where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, exterior lighting shall be designed to deflect away from adjacent properties.
- (j) Caretaker accommodation, as described in Section 401.1 (16) of this Bylaw. (B/L No. 7005-77-04-04)
- (18) In areas having an M1r designation: Cafes or restaurants (excluding drive-in restaurants) serving the day-to-day needs of industrial developments and their employees. (B/L No. 7333-79-04-02)
- (19) Central Veterinary Hospitals, subject to the following conditions:
  - (a) Resident veterinarian or caretaker quarters shall be located within and form an integral part of the principal building and not be used for family accommodation.
  - (b) All facilities shall be located within a completely enclosed building.
  - (c) All facilities shall meet the requirements of the Health Act and pertinent regulations made pursuant thereto.
  - (d) No outside storage of goods or materials shall be permitted. (B/L No. 7501-80-04-28)
- (20) In areas having an M1L designation, indoor athletic recreation uses that require a minimum floor area of 370m<sup>2</sup> (3982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)
- (21) In areas having an M1k designation, indoor go-kart tracks. (B/L No. 10632-97-11-17)
- (22) Residential Sales Centres. (B/L No. 12452-08-06-16)
- (23) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13838-18-03-12)

**401.2 Conditions of Use:**

- (1) All permitted uses shall be housed completely within an enclosed building, except for permitted agricultural uses, outdoor display, rental, sales or storage yards, parking and loading facilities, and mobile retail carts. (B/L No. 13731-17-04-10)
- (2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

**401.3 Height of Buildings:**

The height of a building shall not exceed 12.0 m (39.37 ft.).

**401.4 Lot Area and Width:**

Each lot shall have an area of not less than 930 m<sup>2</sup> (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

**401.5 Lot Coverage:**

The maximum coverage shall be 50 percent of the lot area.

**401.6 Front Yard:**

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth, except where a lot is separated from a lot in an R or RM District by a street, such front yard shall be not less than 9.0 m (29.53 ft.) in depth. (B/L No. 11204-01-02-12)

**401.7 Side Yards:**

A side yard shall be provided on each side of the building of not less than 3.0 m (9.84 ft.) in width, except that:

- (1) A side yard not flanked by a street, lane or an A, R or RM District or in a CD District based on an A, R, or RM District may be reduced to nil, provided that the other side yard has a width of not less than 6.0 m (19.69 ft.).  
(B/L No. 12976-11-09-12)
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 4.5 m (14.76 ft.) in width.
- (3) Where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width.  
(B/L No. 12976-11-09-12)

**401.8 Rear Yard:**

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 9.0 m (29.53 ft.) in depth. (B/L No. 12976-11-09-12)

**401.9 Off-Street Parking:**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**401.10 Off-Street Loading:**

Off-street loading shall be provided and maintained in accordance with schedule IX of this Bylaw.