
405. LIGHT INDUSTRIAL DISTRICT (M5), (M5r) & (M5L)

This District provides for the accommodation of light industrial uses, encourages a high standard of development and is particularly designed to be located adjacent, or in close proximity to residential areas with a minimum of conflict.
(B/L No. 5884-71-09-20).

405.1 Uses Permitted:

- (1) The following commercial and service uses:
 - (a) Laboratories.
 - (b) Laundries and dry cleaning establishments.
 - (c) Nurseries and greenhouses.
 - (d) Radio and television broadcasting and production studios.
 - (e) 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.
 - (f) Trade schools.
 - (g) Business and professional offices. (B/L No. 6302-73-07-24)
 - (h) Rehearsal and production studios for radio, television, motion picture, theatre, dance and similar productions. (B/L No. 9780-92-10-13)
- (2) The manufacturing, preserving, canning, freezing, grading or packaging of the following food products:
 - (a) Bakery products.
 - (b) Candy and confectionery products.
 - (c) Carbonated products.
 - (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 others 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, and finishing of bicycles.
- (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 or 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 photostatting, lithographing, engraving, stereotyping and other reproduction processes.
- (12) Storage buildings, warehousing and wholesale establishments: packing and crating: cold storage and ice plants.
- (13) Agricultural uses, excluding the keeping of livestock and the growing of mushrooms in a manure based medium. (B/L No. 10238-95-08-28)
- (14) 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)
- (15) 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 m² (602.80 sq.ft.).
- (16) In areas having an M5L designation, indoor athletic recreation uses that require a minimum floor area of 370m² (3982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)
- (17) In areas having an M5r designation: cafes or restaurants (excluding drive-in restaurants) serving the day-to-day needs of industrial developments and their employees. (B/L No. 11273-01-09-17)
- (18) Residential Sales Centres. (B/L No. 12452-08-06-16)
- (19) 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)

405.2 Conditions of Use:

- (1) All permitted uses shall be housed completely within an enclosed building, except for permitted agricultural uses, parking and loading facilities.
- (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.

405.3 Height of Buildings:

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

405.4 Lot Area and Width:

Each lot shall have an area of not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

405.5 Lot Coverage:

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

405.6 Front Yard:

A front yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

405.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width, except that 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)

405.8 Rear Yard:

A rear yard shall be provided of not less than 6.0 m (19.69 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)

405.9 Off-Street Parking:

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

405.10 Off-Street Loading:

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