

403. HEAVY INDUSTRIAL DISTRICT (M3), (M3a), (M3r), (M3L) and (M3k)

This District provides for the accommodation of special types of industry and heavy industrial activities.

403.1 Uses Permitted:

- (1) Uses permitted in the General Industrial District (M2) other than retail building supply establishments or residential sales centres. (B/L No. 12452-08-06-16)
- (2) The following Commercial and Service uses:
 - (a) Drive-in theatres. (B/L No. 5884-71-09-20)
 - (b) General and heavy construction contractors.
 - (c) Sale and repair of machinery and heavy equipment.
 - (d) Truck terminals, subject to the regulations of the M6 District.
 - (e) Welding shops.
- (3) The manufacturing, processing or packaging of the following food products:
 - (a) Flour, grain and feed.
- (4) The manufacturing or processing of the following textile products:
 - (a) Synthetic fibres.
- (5) The manufacturing or processing of the following wood and paper products:
 - (a) Building paper and board.
 - (b) Ground wood pulp.
 - (c) Lumber and building materials.
 - (d) Matches.
 - (e) Millwork products.
 - (f) Paper.
 - (g) Plywood and veneer.
 - (h) Prefabricated structural wood products.
 - (i) Shingles.
 - (j) Wood preserving.
- (6) The following metal processing operations:
 - (a) Casting, extruding, finishing, forging and rolling.
 - (b) Electric furnace reduction of ore and scrap.
 - (c) Metal alloying.
 - (d) Metal refining.
- (7) The manufacturing or processing of the following fabricated metal products:
 - (a) Boilers and plates.
 - (b) Fabricated and structural metals.
 - (c) Pipe and tubing.
- (8) The manufacturing of the following machinery and transportation equipment or other products of like character or kind:
 - (a) Agricultural implements.
 - (b) Aircraft.
 - (c) Boats and ships.
 - (d) Engines, turbines, pumps and compressors.
 - (e) Heavy machinery and equipment.
 - (f) Motor vehicles.
 - (g) Railroad rolling stock and equipment.

- (9) The manufacturing of the following electrical equipment:
 - (a) Heavy electrical machinery and equipment.
- (10) The manufacturing, processing or finishing of the following non-metallic mineral products, or others of like character or kind:
 - (a) Abrasive products.
 - (b) Asbestos products.
 - (c) Cement, plaster lime, gypsum and associated products.
 - (d) Clay and clay products.
 - (e) Concrete products and ready-mix concrete.
 - (f) Rock, sand and gravel.
 - (g) Stone products.
- (11) The manufacturing, processing and storage of the following petroleum and coal products:
 - (a) Asphalt.
 - (b) Coal and tar products.
 - (c) Coke.
 - (d) Creosote.
 - (e) Paving and roofing materials.
 - (f) Petroleum products.
- (12) The manufacturing, processing and storage of the following chemical and allied products:
 - (a) Compressed gases.
 - (b) Disinfectants and insecticides.
 - (c) Gum and wood chemicals.
 - (d) Primary plastics.
 - (e) Rubber.
- (13) Cargo handling and wharf facilities. (B/L No. 5133-68-06-10)
- (14) Storage yards.
- (14A) Animal training and daycare facilities. (B/L No. 11272-01-09-17)
- (15) The following additional uses in areas having an M3a designation:
 - (a) Automobile wrecking yards, and junk yards, provided that the use
 - (i) is located at least 30 m (98.43 ft.) from the boundary of any A2, R or RM zoning district,
 - (ii) is completely enclosed by a solid fence that is 2.4 m (7.87 ft.) high and is uniformly painted and well maintained and is not used for advertising or display purposes or for the posting of notices, and (B/L No. 14170-20-07-06)
 - (iii) is separated from any adjoining street or from any directly abutting A2, R or RM zoning district by a strip of land not less than 1.8 m (5.91 ft.) in width and has the required solid fence located on the interior or rear side of the strip, which shall be suitably landscaped and properly maintained; (B/L No. 14170-20-07-06)
 - (b) Pounds, provided that all buildings, structures, cages, pens or runs associated with the use are located at a distance not less than 24.5 m (80.38 ft.) from all street or lot lines;
 - (c) The storage of low hazard fireworks for recreation, which are included in Class 7.2.1 of the classification of fireworks under the Canada Explosives Act and Regulations. (B/L No. 9109-89-05-29)

- (16) 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)
- (17) In areas having an M3r 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)
- (18) In areas having an M3L designation, indoor athletic recreation uses that require a minimum floor area of 370m² (3,982.7 sq. ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)
- (19) In areas having an M3k designation, indoor go-kart tracks. (B/L No. 10632-97-11-17)
- (20) Emergency shelters. (B/L No. 14733-25-04-08)
- (21) Fire halls. (B/L No. 14464-22-07-25)
- (22) Cannabis production facility. (B/L No. 14700-24-12-02)
- (23) Cannabis processing facility. (B/L No. 14700-24-12-02)

403.2 Conditions of Use:

- (1) 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, dust, liquid effluent, 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.
- (2) Uses listed in clauses (3) to (12) inclusive of Section 403.1 shall be located 61 m (200.13 ft.) or more from the zoning boundary of an A2, R or RM District.

403.2.1 Height of Buildings:

The height of a building shall not exceed four storeys. (B/L No. 10639-97-11-17)

403.3 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.).

403.4 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)

403.5 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)

403.6 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)

403.7 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

403.8 Off-Street Loading:

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

403.9 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)