

SECTION 9: INDUSTRIAL ZONES**9.5 GENERAL INDUSTRIAL (M5) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M5) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.5.1 PERMITTED USES

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014)
(By-law No. 18-266, September 12, 2018)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Commercial Motor Vehicle Washing Establishment
- Commercial Parking Facility
- Communications Establishment
- Contractor's Establishment (By-law No. 18-219, August 17, 2018)
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017)
- Dry Cleaning Plant (By-law No. 15-072, March 11, 2015)
- Equipment and Machinery Sales, Rental and Service Establishment
- Financial Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Landscape Contracting Establishment
- Manufacturing
- Motor Vehicle Collision Repair

Establishment
Motor Vehicle Service Station
Motor Vehicle Washing Establishment
Office
Private Power Generation Facility
Production Studio (By-law No. 17-220, October 25, 2017)
Repair Service
Research and Development Establishment
Restaurant
Salvage Yard
Surveying, Engineering, Planning or Design Business
Towing Establishment
Trade School
Tradesperson's Shop
Transport Terminal
Warehouse
Waste Processing Facility
Waste Transfer Facility
(By-law No. 11-276, November 16, 2011)
(By-law No. 17-220, October 25, 2017)
(By-law No. 18-219, August 17, 2018)
(By-law No. 18-266, September 12, 2018)

9.5.2 PROHIBITED USES

Notwithstanding Section 9.5.1, the following uses are prohibited, even as accessory uses:

Day Nursery
Dwelling Unit

9.5.3 REGULATIONS

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|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Minimum Lot Area | 4000.0 square metres |
| b) Minimum Yard Abutting a Street | 3.0 metres |
| c) Planting Strip Abutting a Street | Minimum 3.0 metre wide Planting Strip shall be provided and maintained abutting Burlington Street and Steel City Court, except for points of ingress and egress, and shall not include outdoor display. |

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- d) Limitation on Outdoor Storage and Outdoor Assembly
Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area.
- e) Gross Floor Area for Office Use
Maximum gross floor area for Office use within an individual building, excluding accessory office, shall be limited to 3,000 square metres.
- f) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business
An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.
- g) Location Restriction of Waste Processing Facility and Waste Transfer Facility
In addition to the regulations of Section 9.5.3, any building, structure or land used for a Waste Processing Facility or a Waste Transfer Facility, shall be located a minimum of 300.0 metres from a Residentially Zoned or Institutionally Zoned property lot line.
- h) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and Tasting Room
i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser.
ii) Notwithstanding i) above, retail or accessory retail associated with a motor vehicle service station shall be limited to a maximum gross floor area of 280 square metres.
(By-law No. 11-276, November 16, 2011)
(By-law No. 18-219, August 17, 2018)
- i) Parking
In accordance with the requirements of Section 5 of this By-law.
- j) Accessory Buildings
i) In accordance with the requirements of Section 4.8.
(By-law No. 21-189, October 13, 2021)
ii) In addition to i) above, no accessory building shall be permitted within a front yard or a flankage yard.

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(By-law No. 12-132, June 13, 2012)

k) Additional Regulations for Cannabis Growing and Harvesting Facility

In addition to the regulations of Section 9.5.3, the following additional regulations shall apply:

- i) Notwithstanding Section 9.5.3 d), no outdoor storage or outdoor assembly shall be permitted.
- ii) Retail sales shall be permitted in accordance with Section 9.5.3 h)
(By-law No. 21-189, October 13, 2021)
- iii) Notwithstanding Section 4.12 c), any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 150 metres from any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone.
(By-law No. 18-266, September 12, 2018)

(By-law No. 10-128, May 26, 2010),
(By-law No. 11-276, November 16, 2011)
(By-law No. 12-132, June 13, 2012)
(By-law No. 14-163, June 25, 2014)
(By-law No. 18-219, August 17, 2018)
(By-law No. 18-266, September 12, 2018)