

17. INDUSTRIAL DISTRICT - M

17.1 Purpose

17.1.1 To provide opportunities for light industrial and manufacturing uses, with heavier industry allowed in approved locations at the discretion of the Development Authority.

17.2 Permitted Uses

- | | | | |
|--------|--------------------------------------|--------|--|
| 17.2.1 | Alternate energy systems, individual | 17.2.4 | Industrial Uses, light |
| 17.2.2 | Business support services | 17.2.5 | Servicing establishments |
| 17.2.3 | Government services | 17.2.6 | Buildings and uses accessory to permitted uses |

17.3 Discretionary Uses

- | | | | |
|---------|--|---------|--|
| 17.3.1 | Alternate energy systems, commercial | 17.3.11 | Outdoor storage |
| 17.3.2 | Apiculture | 17.3.12 | Parks |
| 17.3.3 | Bulk fuel storage and sales | 17.3.13 | Public or quasi-public buildings or use s |
| 17.3.4 | Cannabis production and distribution facilities | 17.3.14 | Public utilities |
| 17.3.5 | Existing single-detached dwelling on Lot C, Block 4, Plan 1209AI | 17.3.15 | Recreational facilities |
| 17.3.6 | General industrial uses | 17.3.16 | Small animal breeding and boarding facilities |
| 17.3.7 | Greenhouses and plant nurseries | 17.3.17 | Suites, surveillance |
| 17.3.8 | Kennels | 17.3.18 | Workcamps |
| 17.3.9 | Industrial uses, medium | 17.3.19 | Buildings and uses accessory to discretionary uses |
| 17.3.10 | Industrial uses, heavy | 17.3.20 | Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses |

17.4 Regulations

17.4.1	Minimum Lot Area	As required by the Development Authority	
17.4.2	Minimum Yards	Front	9.1 m (29.9 ft.)
		Side	As required by the Development Authority
		Rear	9.1 m (29.9 ft.)
17.4.3	Maximum Lot Coverage	60%	
17.4.4	Maximum Building Height	11.0 m (36.1 ft.)	
17.4.5	Parking Space Requirements	1 stall per 2 employees on maximum shift	
17.4.6	Loading Space Requirements	1 loading space per establishment	

17.5 Safety Regulations

17.5.1 Uses and operations with this District shall not cause or permit any external objectionable or dangerous conditions apparent beyond any building housing processes wherein such effects may be produced, including but not limiting the generalities thereof, the following objectionable features, namely: noise, vibration, smoke, dust and other kinds of particulate matter, odour, toxic and noxious matter, radiation hazards, fire and explosive hazards, humidity, and glare.