

7.6 INDUSTRIAL DISTRICT - M

The General Purpose of this District is to provide opportunities for light industrial and manufacturing uses, with heavier industry allowed in approved locations at the discretion of the Development Authority. 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.

1. Permitted Uses

None

2. Discretionary Uses

- (a) Municipal uses that are not restrictive and are compatible with an industrial area
- (b) General industrial uses
- (c) Light industrial uses
- (d) Outdoor storage
- (e) Recreational uses that are not restrictive and are compatible with an industrial area
- (f) Servicing establishments
- (g) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (h) Buildings and uses accessory to discretionary uses

3. Regulations

- (a) Minimum lot area - as required by the Development Authority
- (b) Minimum yards
 - (i) Front - 9.1 m (29.9 ft.)
 - (ii) Side - as required by the Development Authority
 - (iii) Rear - 9.1 m (29.9 ft.)
- (c) Maximum lot coverage - 60%
- (d) Maximum building height – 11.0 m (36.1 ft)
- (e) Parking space requirements - 1 stall per 2 employees on maximum shift
- (f) Loading space requirements - 1 loading space per establishment