

**SECTION 14 – GENERAL INDUSTRIAL ZONE (M2)**

**14.1 PERMITTED RESIDENTIAL USES**

- one accessory dwelling

**14.2 PERMITTED NON-RESIDENTIAL USES**

- all uses permitted in a Restricted Industrial (M1) Zone
- building supply and equipment establishment
- bulk fuel storage establishment
- cannabis production facility, designated
- cannabis production facility, licensed
- garage, bus or truck
- garage, autobody
- manufacturing or industrial establishment, not necessarily conducted and contained within a building, excluding a salvage yard
- motor vehicle sales establishment - commercial and recreational vehicles
- police station
- terminal, bus or truck
- truck driving centre
- welding shop
- accessory buildings, structures and uses to any permitted use

**14.3 ZONE REQUIREMENTS - RESIDENTIAL USES**

In accordance with the provisions of Section 6.

**14.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES**

**AUTO BODY GARAGES**

In accordance with the provisions of Section 13 hereof for a mechanical garage.

**OTHER USES**

**(a) LOT FRONTAGE (MINIMUM) no minimum required**

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

**(b) LOT AREA (MINIMUM)** 4 000 sq metres

- if served by sanitary sewers no minimum required.

**(c) FRONT YARD (MINIMUM)** 15 metres

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**(d) EXTERIOR SIDE YARD (MINIMUM)** 15 metres

**(e) REAR YARD (MINIMUM)** 11 metres

- provided that, where the rear yard abuts a zone, permitting a residential use in this by-law and Zoning By-law 500 the minimum rear yard shall be increased to 15 metres.)

**(f) INTERIOR SIDE YARD (MINIMUM)** 6 metres

- provided that, where the rear yard abuts a zone, permitting a residential use in this by-law and Zoning By-law 500, the minimum side yard shall be increased to 15 metres.

**(g) LOT COVERAGE (MAXIMUM)** 20%

- provided that where serviced by sanitary sewers, this may be increased to 50%.

**(h) HEIGHT OF BUILDING (MAXIMUM)** 11 metres

**(i) GATEHOUSE**

Notwithstanding the yard and setback provisions of this by-law, a gatehouse shall be permitted in a front yard or exterior side yard a minimum of 1.5 metres from any lot line.

**(j) OPEN STORAGE**

Open storage of goods, materials and vehicles shall be permitted in the General Industrial (M2) Zone, subject to the following provisions:

- Such open storage is a permitted use or accessory to the use of the main building on the lot;
- Such open storage is not located within the minimum yards; and,
- Such open storage does not cover more than 30% of the lot area.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS**

**CANNABIS PRODUCTION FACILITY, DESIGNATED OR LICENSED**

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A designated or licensed cannabis production facility in the M2 Zone is subject to the requirements of Section 12.4 respecting 'Other Uses' and the following additional requirements:

**LOT FRONTAGE AND LOT AREA**

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

**OUTDOOR CULTIVATION PROHIBITED**

Cultivating, propagating and harvesting of cannabis shall only be conducted in a wholly enclosed building or structure.

**DISTANCE FROM SENSITIVE LAND USES**

A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:

1. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, under Zoning By-law 500 including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural Countryside (RU-C) and Agricultural Protection (AP) including any related site-specific zones, and Environmental Protection (EP) zoned lots which permit residential uses, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU-C, EP or AP zoned lot.

Notwithstanding any other provision in this by-law, a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres from:

3. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility, to the closest portion of a Residential

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(R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

4. Rural Countryside (RU-C) and Agricultural Protection (AP) including any related site-specific zones, and Environmental Protection (EP) zoned lots which permit residential uses, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU-C, EP or AP zoned lot.

Notwithstanding paragraphs 1 and 3, above, a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line containing the private or public school.

14.5

**SPECIAL PROVISIONS**

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