

8.0 LIGHT INDUSTRIAL

8.1 M1 LIGHT INDUSTRIAL

1. INTENT

The intent of this **zone** is to provide an area for economic activities which demand larger spaces, and involve primary processing and storage.

2. PERMITTED USES

The following uses and no others shall be permitted in the M-1 zone:

- a) Automobile repair shop
- b) Automobile wrecking yard;
- c) **Building** supply and garden supply outlet
- d) Bulk fuel depot
- e) **Cartage** operation;
- f) Construction, trades and storage yard operation
- g) Food and beverage processing establishment
- h) Gasoline service station
- i) Light equipment sales and rental establishment
- j) Light manufacturing, processing and assembly
- k) Public utility use
- l) **Warehouse**, shipping, wholesale and rental storage facilities
- m) **Accessory Buildings** and uses
- n) **One Family Detached Dwelling**

3. PARCEL SIZE

On a parcel located in an area zoned M-1, no plan of subdivision approved which contravenes the regulations set out below:

Min Parcel Area	Min Parcel Frontage
950 m ²	12.0 m

Notwithstanding the above regulations, the minimum parcel size for residential only uses is 5 ha. For mixed residential and light industrial uses, the minimum parcel area is 2 ha.

4. SETBACKS

The minimum setback from parcel lines are as follows:

Front	Rear	Interior Side	Exterior
4.0 m	2.0 m	3.5 m	3.5 m

5. PARCEL COVERAGE

Max Building Parcel Coverage	Max Surface Parcel Coverage
60%	70%

6. HEIGHT

- a) The maximum **height** for **Principal Buildings** is 12 m
- b) The maximum **height** is 4.5 m for **Accessory Buildings**.

7. OTHER REGULATIONS

Outdoor storage will be permitted in an area zoned M-1 based on the regulations provided below

- a) Outdoor storage areas shall not be permitted in the **Front Setback**.