

The intent of this zone is to accommodate industrial development in the Industrial Park.

311.1 Permitted Land Uses

	Minimum Lot Size	Minimum Lot Width
Building Supply Outlet (Bylaw 508/Adopted Nov 4, 2003)	n/a	n/a
Nursery (Bylaw 508/Adopted Nov 4, 2003)	n/a	n/a
Equipment Rental and Repair Outlet (Bylaw 508/Adopted Nov 4, 2003)	n/a	n/a
Business and Professional office (e) (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Civic (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Catering Establishment (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Indoor Recreation (f) (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Wholesale Bakery (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Industrial Laundromat and Dry Cleaning (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Laboratory (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Pet Grooming (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Photography Studio (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Industrial Publishing or Printing (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Radio, Television, or Recording Studio (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
School, Craft or Vocational (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Veterinary Clinic (Bylaw 610/Adopted March 3, 2009)	n/a	n/a
Industrial	n/a	n/a
Automobile-Oriented Commercial	n/a	n/a
Industrial Fuel Facility	n/a	n/a
Waste Transfer Station	n/a	n/a
Motor Vehicle Repair Shop	n/a	n/a
Trade Contractor Facilities	n/a	n/a
Artisan Quarters	n/a	n/a
Dog Kennel	n/a	n/a
Storage and Equipment Yard (deleted-Bylaw 639/Adopted Sept 15, 2009)	n/a	n/a

Outdoor Storage and Equipment yard (d) (Bylaw 639/Adopted Sept 15, 2009)	n/a	n/a
Mini Storage	n/a	n/a
Restaurant (a)	n/a	n/a
Accessory Single Residential Dwelling (b)	n/a	n/a
Accessory Retail (c)	n/a	n/a
Accessory Uses	n/a	n/a

(a) Restaurant shall be subject to the requirements of Section 311.7.

(b) Accessory Single Residential Dwelling shall be subject to the requirements of Section 208.

(c) Accessory Retail shall be subject to the requirements of Section 311.8.

(d) Outdoor storage and equipment yards use shall only be permitted whereby there is compliance with the following requirements:

- the yard is enclosed by durable fencing whereby stored materials are screened from adjacent properties (with significant landscaping or a dark mesh/slat inserts);and
- all storage areas shall be of a hard (i.e. paved, or compacted/treated), dust free surfaces.
- Site drainage shall not negatively impact adjacent properties or watercourses. (Section d-Bylaw 639/Adopted September 15, 2009)

(e) Subject to the requirements of 311.9 (Bylaw 610/Adopted March 3, 2009)

(f) Subject to the requirements of 311.10 (Bylaw 610/Adopted March 3, 2009)

311.2 Buildings and Structures

	Maximum Number	Maximum Density	Maximum Height
Principal Building	n/a	n/a	10.5 m
Accessory Building/Structures	n/a	n/a	4.5 m

311.3 Minimum Building Setbacks^(a)

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	7.5 m	3 m	3 m	3 m
Accessory Buildings/Structures	7.5 m	3 m	3 m	3 m

(a) In the case where there is a watercourse on the property, the setback requirements outlined in Section 211 shall also apply.

311.4 Off-Street Parking

Off-street parking spaces shall be provided in accordance with the requirements of Division 500.

311.5 Maximum Lot Coverage: 50%

311.6 Screening and Landscaping

~~Screening and landscaping shall be provided in accordance with the regulations of Division 400.~~ (Deleted-Bylaw 666/Adopted January 10, 2012)

In addition to the regulations contained within Division 400, screening and landscaping in this zone shall require that a tree be planted for every 10 metres of road frontage and shall include supporting irrigation to ensure survival. (Bylaw 666/Adopted January 10, 2012)

311.7 Restaurant

The Gross Floor Area for a Restaurant shall not exceed 93 m².

311.8 Accessory Retail

The Gross Floor Area for Accessory Retail use shall not exceed 10% of the Gross Floor Area of the principal Industrial use.

311.9 Business and Professional Offices (Bylaw 610/Adopted March 3, 2009)

Medical, dental, real estate, accounting, insurance, legal and other similar offices that rely upon the general public as their customer base shall not be permitted within the M-1 zone.

311.10 Indoor Recreation (Bylaw 610/Adopted March 3, 2009)

Indoor recreation use shall be limited to uses that require either a minimum two-storey interior space or a minimum of 186 square meters of gross floor area.

311.11 Temporary Commercial and Industrial Use Permits

(Bylaw 621/Adopted Nov 4, 2008)

(a) Pursuant to section 921 of the *Local Government Act*, the entire M-1 zone shall be designated a Temporary Industrial and Commercial Permit Area as a mechanism to accommodate temporary commercial and industrial uses associated with the administration and operation of the 2010 Winter Olympic and Paralympic Games.

(b) Temporary Industrial and Commercial Permits shall be issued in accordance with the requirements specified in Section 921 of the *Local Government Act*.