8.18. Heavy Industrial District – M2

No person shall within any M2 – Heavy Industrial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

8.18.1 Purpose

To provide for a range of industrial uses that may have the potential for creating nuisance conditions during the normal course of operations.

8.18.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Animal Hospital	Bulk Fertilizer Plants
Auction Markets & Facilities	Seed Cleaning Plants
Auto Sales	Agrichemical Sales & Storage
Auto Wrecker, Junk and Salvage Yards	Bulk Fuel Sales & Storage
Cardlock Operation	Cannabis Production Facility
Car Wash	Concrete & Asphalt Plants
Construction Trades	Gun & Gun Supply Store
Convenience Store	
Distilleries, Wineries & Breweries	
Fuel Storage, Above Ground	
Gas Bar	
Greenhouse, Commercial	
Industrial Complexes	
Manufacturing, Light	
Manufacturing, Heavy	
Livestock Holding Pens	
Lumber & Building Establishments	
Meat Processing, Abattoir	
Dairy Processing	
Municipal Facility & Protective Services	
Office & Office Complexes	
Oilfield Supply & Service, Rental Stores	
Parking Lot	
Parks & Playgrounds	
Recycling Collection Depot	
Recycling Collection Facility	
Self-Storage & Mini Storage Facilities	
Service Station	
Trucking Establishment	
Vehicle Repair & Maintenance, Indoor	
Vehicle Repair & Maintenance, Outdoor	
Warehouse	
Workcamp	
Waste Disposal Facility, Liquid & Solid	

8.18.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
All Uses	7.5 m	4.5 m	7.5 m	1000 m²	No Maximum	15.0 m
Municipal Facility or Protective Services Parks & Playgrounds Parking Lots	No Minimums or Maximums					

Accessory Buildings	Side Yard 0.75 metre
	Rear Yard 0.6 metre (No Vehicle Access)
	Rear Yard 1.2 metre (With Vehicle Access)
	Maximum Rear Yard Coverage: 50%
	Maximum Height Not to Exceed Principle Building

8.18.4   Loading Requirements

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

8.18.5   Supplementary Regulations

a)   Open air operations, storage and display of goods or material are prohibited in any front yard.

b)   Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or site line.

c)   Where service stations occupy a corner lot, only one access point shall be located on the flankage.

d)   Access to lots shall be located to ensure that heavy truck traffic takes access to or from arterial or collector streets or designated truck routes

e)   Discretionary Uses will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have a minimal impact on the surrounding, adjacent areas. Consideration may be given, but is not limited, to the following effects:

- municipal servicing capacity
- anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration, or other emissions emanating from the operation
- anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians
- utilization of hazardous substances
- bulk petroleum or fertilizer storage tanks are to be in accordance with the National Fire Code of Canada, 1990, including any appendices and errata, as amended from time to time
- agrichemical sales and storage facilities are to be constructed and operated in compliance with the Agrichemical Warehouse Standards Association's Warehousing Audit Protocols and User Guide, as amended from time to time
- all operations shall comply with all regulations of the Ministry of Environment and Public Safety governing their development and operation