

**9.1 RESEARCH AND DEVELOPMENT (M1) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Research and Development (M1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**9.1.1 PERMITTED USES**

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)  
 Artist Studio (By-law No. 17-220, October 25, 2017)  
 Biotechnological Establishment  
 Commercial Parking Facility  
 Communications Establishment  
 Computer, Electronic and Data Processing Establishment  
 Conference or Convention Centre  
 Craftsperson Shop (By-law No. 17-220, October 25, 2017)  
 Financial Establishment  
 Hotel  
 Laboratory  
 Manufacturing  
 Medical Clinic  
 Motor Vehicle Service Station  
 Office  
 Personal Services  
 Pharmaceutical and Medical Establishment  
 Printing Establishment  
 Production Studio (By-law 17-220, October 25, 2017)  
 Repair Service  
 Research and Development Establishment  
 Restaurant  
 Retail  
 Science and Technology Establishment  
 Warehouse  
 (By-law No. 11-276, November 16, 2011)  
 (By-law No. 17-220, October 25, 2017)  
 (NOT FINAL & BINDING, By-law No. 24-137, July 12, 2024)

**9.1.2 PROHIBITED USES**

- i) Notwithstanding Section 9.1.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted

manufacturing use:

(By-law No. 14-238, September 10, 2014)

Concrete Crushing

Manufacturing of Asbestos, Phosphate or Sulphur Products,

Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement; not including mixing, blending, treatment or similar process

Processing or Refining of Petroleum or Coal Processing, Milling or Packaging of Animal Feed

Rock Crushing

Salvage, Recycling or Scrap Yard

Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal

Stamping, Blanking or Punch-Pressing of Metal Tanning or Chemical Processing of Pelts or Leather

Vulcanizing of Rubber or Rubber Products

Explosives Manufacturing

Pulp and Paper Mills

- ii) Notwithstanding Section 9.1.1, the following uses are prohibited, even as accessory uses:

Day Nursery

Drive Through Facility

Dwelling Unit

Place of Worship

(By-law No. 11-276, November 16, 2011)

- iii) Notwithstanding Section 9.1.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:

Motor Vehicle Washing Establishment

(By-law No. 19-062, March 27, 2019)

**9.1.3 REGULATIONS**

- a) Maximum Yard Abutting a Street
- i) Maximum 2.0 metres for the ground floor of a building, except where a visibility triangle shall be provided for a driveway access;
  - ii) Where a building(s) exists on a lot in conformity with i) above, with a ground floor façade being equal to 25% or more of the measurement of any street line, section i) above shall not apply to any additional building(s); and,
  - iii) Notwithstanding i) and ii) above for any lot abutting the existing Frid Street and Chatham Street, no minimum or maximum yard shall apply.

iv) Where a building(s) is located on a corner lot, Section 9.1.3 a) i) shall only apply to one of the lot lines abutting a street.

(By-law No. 11-276, November 16, 2011)

(NOT FINAL & BINDING, By-law No. 24-137, July 12, 2024)

- b) Maximum Building Height 38.0 metres
- c) Maximum Gross Floor Area for Office Use No office building shall have a gross floor area of 10,000 square metres or greater.

c) Maximum Gross Floor Area for an Office Building 4,000.0 square metres per individual building.

(NOT FINAL & BINDING, By-law No. 24-137, July 12, 2024)

- d) Parking
- i) In accordance with the requirements of Section 5 of this By-law;
  - ii) Notwithstanding Section 5.6 c) iv. of this By-law, no parking shall be required for any of the following uses:

Financial Establishment;

Personal Services;

Restaurant; and,

Retail

(By-law No. 11-276, November 16, 2011)

(By-law No. 19-062, March 27, 2019)

(NOT FINAL & BINDING, By-law No.24-137, July 12, 2024)

- e) Location and Screening of Outdoor Storage and Outdoor Assembly      Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:

i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;

ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;

iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.

(By-law No. 11-276, November 16, 2011)

- f) Size and Location Restriction of Commercial and Institutional Uses within a Building      i) Except where located within an existing Planned Business Centre, the following uses shall only be permitted on the ground floor of a building in which the building has a minimum gross floor area of 2,000 square metres having a minimum 2 storey building height:

Day Nursery;

Financial Establishment;

Personal Services;

Restaurant; and,

Retail

ii) In the case of i) above, the second storey shall not be less than 75% of the gross floor area of the ground floor; and,

- iii) In addition to i) above, an individual retail establishment shall be restricted to a maximum gross floor area of 500 square metres.  
(By-law No. 11-276, November 16, 2011)  
(NOT FINAL & BINDING, By-law No. 24-137, July 12, 2024)
- g) Location of Alcohol Production Facilities, Manufacturing, Motor Vehicle Service Station, Repair Service, and Warehouse Uses  
The following uses shall only be permitted within an existing building:  
Alcohol Production Facility;  
Manufacturing;  
Motor Vehicle Service Station;  
Repair Service;  
Warehouse.  
(By-law No. 18-219, August 17, 2018)
- h) Location of Hotel and Day Nursery Uses  
No Hotel or Day Nursery shall be located within 300 metres of the property municipally known as 501 Main Street West.
- i) Maximum Gross Floor Area for an Alcohol Production Facility  
5,000 square metres;  
(By-law No. 18-219, August 17, 2018)
- j) Maximum Combined Gross Floor Area for Accessory Retail Showroom Area and Tasting Room  
i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever is the lesser; and,  
ii) Notwithstanding i) above, retail or accessory retail associated with a motor vehicle service station shall be limited to a maximum gross floor area of 280 square metres.  
(By-law No. 11-276, November 16, 2011)  
(By-law No. 18-219, August 17, 2018)
- k) Accessory Buildings  
i) In accordance with the requirements of Section 4.8; and,  
(By-law No. 21-189, October 13, 2021)  
ii) In addition to i) above, no accessory building shall be permitted within a front yard or a

**SECTION 9: INDUSTRIAL ZONES**

flankage yard.

(By-law No. 12-132, June 13, 2012)

(By-law No. 07-043, February 15, 2007)

(OMB – September 17, 2008, January 18, 2008, November 21, 2007, September 27, 2007)

(By-law No. 11-276, November 16, 2011)

(By-law No. 12-132, June 13, 2012)

(By-law No. 18-219, August 17, 2018)