

**9.6 LIGHT INDUSTRIAL (M6) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M6) 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:

**9.6.1 PERMITTED USES**

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)  
 Aquaponics (By-law No. 14-163, June 25, 2014)  
 Artist Studio (By-law No. 17-220, October 25, 2017)  
 Building and Lumber Supply Establishment  
 Building or Contracting Supply Establishment  
 Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014) (By-law No. 18-266, September 12, 2018)  
 Commercial Motor Vehicle Sales, Rental and Service Establishment  
 Commercial Parking Facility  
 Communications Establishment  
 Conference or Convention Centre  
 Contractor's Establishment  
 Courier Establishment  
 Craftsperson Shop (By-law No. 17-220, October 25, 2017)  
 Equipment and Machinery Sales, Rental and Service Establishment  
 Financial Establishment  
 Greenhouse (By-law No. 14-163, June 25, 2014)  
 Hotel  
 Industrial Administrative Office  
 Laboratory  
 Labour Association Hall  
 Manufacturing  
 Medical Clinic  
 Motor Vehicle Collision Repair Establishment  
 Motor Vehicle Service Station  
 Motor Vehicle Washing Establishment  
 Office  
 Personal Service (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)  
 Private Power Generation Facility  
 Production Studio (By-law No. 17-220, October

25, 2017)  
 Repair Service  
 Research and Development  
 Establishment  
 Restaurant  
 Surveying, Engineering, Planning or  
 Design Business  
 Trade School  
 Tradesperson's Shop  
 Transport Terminal  
 Transportation Depot  
 Warehouse  
 (By-law No. 11-276, November 16, 2011)  
 (By-law No. 17-220, October 25, 2017)  
 (By-law No. 18-219, August 17, 2018)

### 9.6.2 PROHIBITED USES

- i) Notwithstanding Section 9.6.1, the following types of manufacturing uses are prohibited, even as an accessory use:

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  
 Salvage Yard  
 Slaughtering, Eviscerating,  
 Rendering or Cleaning of Meat,  
 Poultry or Fish or by-products  
 thereof  
 Smelting of Ore or Metal  
 Tanning or Chemical Processing of  
 Pelts or Leather  
 Vulcanizing of Rubber or Rubber  
 Products  
 Explosives Manufacturing  
 Pulp and Paper Mills  
 (By-law No. 18-219, August 17, 2018)

- ii) Notwithstanding Section 9.6.1, the  
 9.6-2

following uses are prohibited, even as accessory uses:

Day Nursery  
 Dry Cleaning Plant  
 Dwelling Unit  
 Place of Worship

### 9.6.3 REGULATIONS

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| a) Minimum Lot Area   | 4000.0 square metres   |
| b) Minimum Lot Width  | 45.0 metres  |
| c) Minimum Yard Abutting a Street   | 3.0 metres   |
| d) Minimum Yard Abutting a Residential Zone or an Institutional Zone            | 6.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone.  |
| e) Maximum Building Height Abutting a Residential Zone or an Institutional Zone | <p>i) 11.0 metres;</p> <p>ii) In addition to i) above, maximum building height may be equivalently increased as yard increases beyond minimum yard requirement established in 9.6.3 d) above.</p>                |
| f) Location Restriction of Manufacturing Uses                                   | Any building or structure used for Manufacturing shall be setback a minimum 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone. |
| g) Restriction of Outdoor Training Facilities associated with a Trade School    | Any outdoor training facilities shall be prohibited.   |
| h) Maximum Combined Gross Floor Area for Medical Clinic                         | Shall be limited to a combined total of 3,000 square metres gross floor area on a lot.   |

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

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| i) Gross Floor Area for Office Use  | Maximum gross floor area for Office use within an individual building, excluding accessory office, shall be limited to 3,000 square metres.   |
| j) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.   |
| k) Landscaped Area and Planting Strip Requirements  | <p>i) Minimum 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;</p> <p>ii) Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone, a minimum 3.0 metre wide Planting Strip shall be provided and maintained.</p>  |
| l) Visual Barrier   | Shall be provided along that portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, in accordance with Section 4.19 of this By-law.  |
| m) Location and Screening of Outdoor Storage and Outdoor Assembly   | <p>Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:</p> <p>i) Outdoor Storage and Outdoor Assembly shall not be permitted in a required yard abutting a street;</p> <p>i) In addition to i) above, Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a Flankage Yard along Barton Street/Barton Street East;</p> |

- iii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;
- iv) Outdoor Storage and Outdoor Assembly shall be set back a minimum of 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law;
- v) 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)

n) Location and Size of Outdoor Display

Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and the following regulations shall apply:

- i) Outdoor Display shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line;
- ii) In addition to i) above, the area devoted to Outdoor Display shall be limited to a combined maximum of 25% the landscaped Area required by Section 9.6.3 k) i) above.

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

o) 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)

- p) Maximum Gross Floor Area for an Alcohol Production Facility 5,000 square metres  
(By-law No. 18-219, August 17, 2018)
- q) Parking In accordance with the requirements of Section 5 of this By-law.
- r) Accessory Buildings
- i) In accordance with the requirements of Section 4.8.  
(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 flankage yard.  
(By-law No. 12-132, June 13, 2012)
- s) Additional Regulations for Cannabis Growing and Harvesting Facility In addition to the regulations of Section 9.6.3, the following additional regulations shall apply:
- i) Notwithstanding Section 9.6.3 m) and n), no outdoor storage, outdoor assembly, or outside displays shall be permitted.
  - ii) Retail sales shall be permitted in accordance with Section 9.6.3 o)  
(By-law No. 21-189, October 13, 2021)
  - iii) Notwithstanding Section 4.12 c), any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 150 metres from any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone.  
(By-law No. 14-163, June 25, 2014)  
(By-law No. 18-266, September 12, 2018)

(By-law No. 10-128, May 26, 2010)  
(By-law No. 12-132, June 13, 2012)  
(By-law No. 14-163, June 25, 2014)

**SECTION 9: INDUSTRIAL ZONES**

(By-law No. 18-219, August 17, 2018)  
(By-law No. 18-266, September 12, 2018)