

PART 7.24 – M-2-A ZONE – SPECIAL LIGHT INDUSTRIAL DISTRICT

- Permitted Uses: 1 The following uses are permitted, provided they are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:
- (a) assaying gold and silver;
 - (b) bakeries;
 - (c) banks, credit unions and trust companies;
 - (d) carpet cleaning;
 - (e) churches;
 - (f) clubs;
 - (g) docks, wharves and piers;
 - (h) drycleaniers;
 - (i) dye works;
 - (j) forging, electric only;
 - (k) funeral undertaking;
 - (l) gas and petroleum tank farms and storage of flammable liquids or gases having a total storage capacity of less than 135,000 litres;
 - (m) garages
 - (n) light industry, including manufacturing, processing, assembly, testing, servicing, repairing, storage, transport and distribution;
 - (o) mail order businesses;
 - (p) milk processing and distribution;
 - (q) printing and publishing;
 - (r) quick freeze lockers;
 - (s) residence for watchman as ancillary use on lot;
 - (t) restaurants
 - (u) schools, including trade schools;
 - (v) storage lots for undamaged vehicles, impounded or used to park passenger transportation, emergency, commercial service or delivery vehicles, and excludes vehicles intended for sale, rent, or lease;
 - (w) tire vulcanizing;
 - (x) vehicle sales and rentals;
 - (y) veterinary hospitals;
 - (z) warehouses;
 - (aa) washing of vehicles;
 - (bb) wholesale;
 - (cc) rental of tools and equipment;
 - (dd) sports facilities;
 - (ee) high tech
 - (ff) call centre.

Amended Sept. 14, 2023
Bylaw 23-074

- | | | |
|---------------------|----|---|
| Accessory Uses | 2 | The following uses are permitted as accessory to any of the permitted uses: retail, display or office use, or any combination of them, not exceeding 50% of the floor <u>area</u> . |
| Floor Area | 3 | The ratio of the <u>total floor area</u> of <u>high tech</u> uses in a building to the <u>area</u> of the <u>lot</u> on which the <u>building</u> is located must not exceed 1.6:1. |
| | 4 | The ratio of the <u>total floor area</u> of <u>call centre</u> uses in a building to the <u>area</u> of the <u>lot</u> on which the <u>building</u> is located must not exceed 1.6:1. |
| General Regulations | 5. | Except as provided in this part, the regulations applicable in the M-2 Zone, Light Industrial District, apply in this zone. |

Amended – Bylaw 23-074 Adopted September 14, 2023