12.1 M1: Light Industrial

M1

12.1.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

12.1.2 Principal Uses

- animal shelter
- auction, major
- auction, minor
- building & garden supply
- contractor service, major
- contractor service, minor

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- consulting, scientific & technical
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- greenhouse & plant nursery
- industry, light
- manufacturing, custom indoor
- parking, non-accessory
- railway
- recreation, indoor minor
- recycling centre, intermediate
- recycling centre, minor
- restaurant
- retail, general of business or office supplies only
- service, household repair
- service, industrial support
- service station, major
- service station, minor

12.1.2 Principal Uses (Continued)

- transportation depot
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- veterinary service, major
- veterinary service, minor
- vehicle wash, major
- vehicle wash, minor
- warehousing & storage
- wholesale

12.1.3 Secondary Uses

- outdoor storage
- residential security/operator unit

12.1.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m^2.

12.1.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it can be reduced to 1.2 m on a lane.
6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway.

Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. **Note**: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.