

Bylaw 9006	12.5	M5, M5n: Heavy Industrial		M5	
12.5.1 Purpose					
The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.					
Bylaw 8256 Bylaw 8656 Bylaw 9006 Bylaw 8330	12.5.2	Principal Uses		12.5.2	Principal Uses (Continued)
		<ul style="list-style-type: none"> • auction, major • brewery & distillery, major • cannabis production facility, only in M5n • concrete & asphalt plant • consulting, scientific and technical • contractor service, major • contractor service, minor • equipment, major • equipment, minor • industry, heavy • industry, light • manufacturing, custom indoor • outdoor storage • railway 			<ul style="list-style-type: none"> • recycling centre, intermediate • recycling centre, major • recycling centre, minor • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • warehousing & storage • wrecking yard
				12.5.3	Secondary Uses
<ul style="list-style-type: none"> • residential security/operator unit 					
12.5.4 Subdivision Regulations					
<ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha. 					
12.5.5 Development Regulations					
<ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The maximum height is 15.0 m. 3. The minimum front, side, and rear yards are 6.0 m. 					
Bylaw 8256	12.5.6	Other Regulations			
Bylaw 8119	<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing. 2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade. 3. 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. 				