

## Industrial Zoning Districts

### Section 8: Industrial Zoning Districts

#### 8.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within an Industrial Zoning District:

1. Accessory Buildings, Structures and Uses

The regulations pertaining to Accessory Buildings, Structures and Uses are contained in Section 4.2 of this Bylaw.

2. Fences

- a) Fences located within the front, side or rear yard shall have a maximum height of 3.66 metres from grade.
- b) Fences located in the front yard may be required to be constructed specifically of chain link.

3. Projections into Setbacks

- a) At the discretion of the Development Officer, a canopy structure may project into any setback.
- b) An exterior fire escape may project into the side or rear yard setback.

4. Exceptions to Setbacks

- a) In the M1 – Heavy Industrial, M3 – Large Lot Light Industrial and M4 – Airport Industrial Zoning Districts, one (1) side yard setback may be waived.
- b) At the discretion of the Development Officer, the minimum front, side or rear yard setback may be amended to match the established visual setback or common line.
- c) In the M1 – Heavy Industrial and M3 – Large Lot Light Industrial Zoning Districts, where a legal lane exists, the rear yard setback may be reduced to 3 metres.

5. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.

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### 6. Landscaping

- a) In the M1 – Heavy Industrial, M3 – Large Lot Light Industrial and M4 – Airport Industrial Zoning Districts, the first 3 metres of the minimum required front yard calculated from the property line shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres.
- b) Notwithstanding Subsection 8.1.6(a) of this Bylaw, at the discretion of the Approving Authority, sites located in the M1 - Heavy Industrial Zoning District that are developed to the Service Level 2 or 3 standard in accordance with the OCP may not be required to provide on-site landscaping. When local improvements occur that increase the Service Level to 1, Subsection 8.1.6(a) shall apply.
- c) At the discretion of the Approving Authority, where all required site elements cannot be reasonably accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard as measured from the property line to the established curb face, in accordance with the following:
  - i) No future right-of-way widening shall be planned for the adjacent roadway; and,
  - ii) The applicant entering into a Landscape Agreement with the City.
- d) Notwithstanding Subsection 4.6.2(d) of this Bylaw, at the discretion of the Development Officer, alternatives to poured in place concrete curbing may be considered in the M1 - Heavy Industrial Zoning District.

### 7. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

### 8. Cannabis Production Facility

In addition to the regulations contained in the zoning districts where a Cannabis Production Facility is permitted, the applicant shall provide proof of Provincial, Federal and Public Health approvals, if applicable.

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9. Cannabis Wholesale Facility

In addition to the regulations contained in the zoning districts where a Cannabis Wholesale Facility is permitted, the applicant shall provide proof of Provincial, Federal and Public Health approvals, if applicable.

10. Right-of-Way Encroachment

At the discretion of the Development Officer, a non-structural feature may encroach into a right-of-way.



## Industrial Zoning Districts

### 8.2 M1 – Heavy Industrial

#### 1. Purpose

The purpose of the M1 – Heavy Industrial Zoning District is to provide for a diverse mixture of regional scale, heavy industrial uses. The intention of this zoning district is to establish areas of intense industrial development, situated along heavy or dangerous goods routes, where uses are expected to create noise, smoke, smells, dust, light and other similar nuisances.

#### 2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M1 – Heavy Industrial Zoning District are in accordance with the following:

<b>M1 – HEAVY INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
<b>Permitted Uses</b>											
Accessory Buildings, Structures & Uses <sup>1</sup>	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Aircraft Assembly & Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Animal Care Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Brewing & Distilling	1,260	21	7.5	6	7.5	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	21	7.5	6	7.5	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Garden Centre	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Health Club	1,260	21	7.5	6	7.5	14.3	-	-	11 or 19	-	-
Industrial Equipment Sales & Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1

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<b>M1 – HEAVY INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Industrial Service Establishment	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Manufacturing, Processing & Assembly	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Office	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Restaurant	1,260	21	7.5	6	7.5	14.3	-	-	7	-	1
Retail Store	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Shipping Container <sup>1</sup>	1,260	21	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	-
Storage Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Storage Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	-
Take-Out Food Service	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Veterinary Clinic – Small Animal	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	21	7.5	6	7.5	14.3	-	-	6 or 10	-	1
<b>Discretionary Uses – Development Officer</b>											
Aquaculture Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1

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Building Supplies & Products	1,260	21	7.5	6	7.5	14.3	-	-	6 or 16	-	1
Business Complex	1,260	21	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Business Group	1,260	21	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Food Kiosk	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Gas Bar	1,260	21	7.5	6	7.5	14.3	-	-	15	-	1
Kennel	1,260	21	7.5	6	7.5	14.3	-	-	16	-	-
Large Vehicle Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	1
Licensed Restaurant	1,260	21	7.5	6	7.5	14.3	-	-	7	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	6	7.5	14.3	-	-	18	-	1
Parking at Grade	1,260	21	7.5	6	7.5	-	-	-	-	-	-
Recycling Depot	1,260	21	7.5	6	7.5	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Vehicle Sales	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Vehicle Service	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
Veterinary Clinic – Large Animal	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1
<b>Discretionary Uses – Council</b>											
Animal Shelter	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Asphalt, Aggregate & Concrete Plant	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Auto Wrecking & Salvage Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Bulk Fuel	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cannabis Production Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cannabis Wholesale	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Cardlock	1,260	21	7.5	6	7.5	14.3	-	-	15	-	1



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Correctional Institution & Related Facilities	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Crematorium	1,260	21	7.5	6	7.5	14.3	-	-	9 or 13	-	1
Excavating, Stripping and Grading <sup>2</sup>	1,260	-	-	6	7.5	-	-	-	-	-	-
Fuel Production Facility	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Licensed Commercial Entertainment Establishment	1,260	21	7.5	6	7.5	14.3	-	-	14	-	1
Manufacturing, Processing & Assembly – Dangerous Goods	1,260	21	7.5	6	7.5	14.3	-	-	16	-	1
Post Secondary School	1,260	21	7.5	6	7.5	14.3	-	-	20	-	1
Protective & Emergency Services	1,260	21	7.5	6	7.5	14.3	-	-	6	-	-
Pulp & Paper Mill	1,260	21	7.5	6	7.5	-	-	-	10	-	1
Rail Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	1
Sand & Gravel Yard	1,260	21	7.5	6	7.5	14.3	-	-	10	-	-
Veterinary Hospital	1,260	21	7.5	6	7.5	14.3	-	-	6	-	1

### Notes on Development Standards for the table above (M1 – Heavy Industrial):

- <sup>1</sup> The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- <sup>2</sup> The regulations in Section 4.15 of this Bylaw shall apply.
- <sup>3</sup> The regulations in Section 5 of this Bylaw shall apply.
- <sup>4</sup> The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

## Industrial Zoning Districts

### 8.3 M2 – Small Lot Light Industrial

#### 1. Purpose

The purpose of the M2 – Small Lot Light Industrial Zoning District is to provide land for a diverse mixture of small scale, light industrial and commercial uses. The intention of this zoning district is to establish limited areas of industrial development, where uses are expected to create a moderate amount of noise, smoke, smells, dust, light or other similar nuisances.

#### 2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M2 – Small Lot Light Industrial Zoning District are in accordance with the following:

<b>M2 – SMALL LOT LIGHT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
<b>Permitted Uses</b>											
Accessory Buildings, Structures & Uses <sup>1</sup>	300	10	-	1.5	1.5	10.7	-	-	-	-	-
Animal Care Service	300	10	-	-	3	10.7	-	-	16	-	-
Brewing & Distilling	300	10	-	-	3	10.7	-	-	7 or 16	-	1
Commercial Entertainment Establishment	300	10	-	-	3	10.7	-	-	14	-	1
Commercial Service Establishment	300	10	-	-	3	10.7	-	-	6	-	1



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### M2 – SMALL LOT LIGHT INDUSTRIAL

	Minimum Development Standards								Parking Standards <sup>3</sup>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Community Garden	300	10	-	-	3	-	-	-	-	-	-
Financial Institution	300	10	-	-	3	10.7	-	-	6	-	-
Health Club	300	10	-	-	3	10.7	-	-	11 or 19	-	-
Industrial Service Establishment	300	10	-	-	3	10.7	-	-	16	-	1
Office	300	10	-	-	3	10.7	-	-	6	-	1
Post Office	300	10	-	-	3	10.7	-	-	6	-	1
Restaurant	300	10	-	-	3	10.7	-	-	7	-	1
Retail Store	300	10	-	-	3	10.7	-	-	6	-	1
Shipping Container <sup>1</sup>	300	10	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	300	10	-	-	3	10.7	-	-	18	-	-
Social Club	300	10	-	-	3	10.7	-	-	11 or 19	-	1
Storage Facility	300	10	-	-	3	10.7	-	-	10	-	1
Take-Out Food Service	300	10	-	-	3	10.7	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	300	10	-	-	3	10.7	-	-	6	-	-
Veterinary Clinic – Small Animal	300	10	-	-	3	10.7	-	-	6	-	-
Warehouse & Wholesale	300	10	-	-	3	10.7	-	-	6 or 10	-	1

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<b>Discretionary Uses – Development Officer</b>											
Building Supplies & Products	300	10	-	-	3	10.7	-	-	6 or 16	-	1
Business Complex	300	10	-	-	3	10.7	-	-	6 or 11	-	1
Business Group	300	10	-	-	3	10.7	-	-	6 or 11	-	1
Fleet Service	300	10	-	-	3	10.7	-	-	16	-	1
Food Kiosk	300	10	-	-	3	10.7	-	-	6	-	-
Garden Center	300	10	-	-	3	10.7	-	-	6	-	1
Gas Bar	300	10	-	-	3	10.7	-	-	15	-	1
Large Vehicle Wash	300	10	-	-	3	10.7	-	-	18	-	1
Licensed Restaurant	300	10	-	-	3	10.7	-	-	7	-	1
Manufacturing, Processing & Assembly	300	10	-	-	3	10.7	-	-	16	-	1
Multi-Vehicle Car Wash	300	10	-	-	3	10.7	-	-	18	-	1
Parking at Grade	300	10	-	-	3	10.7	-	-	-	-	-
Recycling Depot	300	10	-	-	3	10.7	-	-	6 or 10	-	1
Research & Development Facility	300	10	-	-	3	10.7	-	-	10	-	1
Storage Yard	300	10	-	-	3	10.7	-	-	10	-	-
Vehicle Sales	300	10	-	-	3	10.7	-	-	6	-	-
Vehicle Service	300	10	-	-	3	10.7	-	-	6	-	1
Veterinary Clinic – Large Animal	300	10	-	-	3	10.7	-	-	6	-	1
<b>Discretionary Uses – Council</b>											
Cardlock	300	10	-	-	3	10.7	-	-	15	-	1

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Excavating, Stripping and Grading <sup>2</sup>	300	-	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	300	10	-	-	3	10.7	-	-	14	-	1
Personal Service Establishment	300	10	-	-	3	10.7	-	-	6	-	1
Private School	300	10	-	-	3	10.7	-	-	20	-	-
Protective & Emergency Services	300	10	-	-	3	10.7	-	-	6	-	-
Rail Yard	300	10	-	-	3	10.7	-	-	10	-	1

**Notes on Development Standards for the table above (M2 – Small Lot Light Industrial):**

- <sup>1</sup> The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- <sup>2</sup> The regulations in Section 4.15 of this Bylaw shall apply.
- <sup>3</sup> The regulations in Section 5 of this Bylaw shall apply.
- <sup>4</sup> The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.



## Industrial Zoning Districts

### 8.4 M3 – Large Lot Light Industrial

#### 1. Purpose

The purpose of the M3 – Large Lot Light Industrial Zoning District is to provide land for a diverse mixture of medium scale, light industrial and commercial uses. The intention of this zoning district is to establish corridors within the city where uses are served regularly by large vehicles, and expected to create a moderate amount of noise, smoke, smells, dust, light or other similar nuisances.

#### 2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M3 – Large Lot Light Industrial Zoning District are in accordance with the following:

<b>M3 – LARGE LOT LIGHT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
<b>Permitted Uses</b>											
Accessory Buildings, Structures & Uses <sup>1</sup>	1,260	22	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	1,260	22	7.5	6	7.5	14.3	-	-	16	-	-
Brewing & Distilling	1,260	22	7.5	6	7.5	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	22	7.5	6	7.5	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Garden Center	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1

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<b>M3 – LARGE LOT LIGHT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Health Club	1,260	22	7.5	6	7.5	14.3	-	-	11 or 19	-	-
Industrial Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Office	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Post Office	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Restaurant	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Retail Store	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Shipping Container <sup>1</sup>	1,260	22	-	1.5	1.5	3	-	-		-	-
Single Vehicle Car Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	-
Social Club	1,260	22	7.5	6	7.5	14.3	-	-	11 or 19	-	1
Storage Facility	1,260	22	7.5	6	7.5	14.3	-	-	10	-	1
Take-Out Food Service	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Veterinary Clinic – Small Animal	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	22	7.5	6	7.5	14.3	-	-	6 or 10	-	1

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Discretionary Uses – Development Officer											
Building Supplies & Products	1,260	22	7.5	6	7.5	14.3	-	-	6 or 16	-	1
Business Complex	1,260	22	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Business Group	1,260	22	7.5	6	7.5	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Food Kiosk	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Funeral Home	1,260	22	7.5	6	7.5	14.3	-	-	9 or 13	-	1
Gas Bar	1,260	22	7.5	6	7.5	14.3	-	-	15	-	1
Kennel	1,260	22	7.5	6	7.5	14.3	-	-	16	-	-
Large Vehicle Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	1
Licensed Restaurant	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Manufacturing, Processing & Assembly	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Multi-Vehicle Car Wash	1,260	22	7.5	6	7.5	14.3	-	-	18	-	1
Parking at Grade	1,260	22	7.5	6	7.5	14.3	-	-	-	-	-
Recycling Depot	1,260	22	7.5	6	7.5	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	22	7.5	6	7.5	14.3	-	-	10	-	1
Storage Yard	1,260	22	7.5	6	7.5	14.3	-	-	10	-	-
Vehicle Sales	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-
Vehicle Service	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Veterinary Clinic – Large Animal	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1



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Discretionary Uses – Council											
Animal Shelter	1,260	22	7.5	6	7.5	14.3	-	-	16	-	1
Cardlock	1,260	22	7.5	6	7.5	14.3	-	-	15	-	1
Casino	1,260	22	7.5	6	7.5	14.3	-	-	12	-	1
Excavating, Stripping and Grading <sup>2</sup>	1,260	-	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	1,260	22	7.5	6	7.5	14.3	-	-	14	-	1
Night Club	1,260	22	7.5	6	7.5	14.3	-	-	7	-	1
Personal Service Establishment	1,260	22	7.5	6	7.5	14.3	-	-	6	-	1
Place of Worship	1,260	22	7.5	6	7.5	14.3	-	-	9	-	1
Post Secondary School	1,260	22	7.5	6	7.5	14.3	-	-	20	-	1
Private School	1,260	22	7.5	6	7.5	14.3	-	-	20	-	-
Protective & Emergency Services	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-

### Notes on Development Standards for the table above (M3 – Large Lot Light Industrial):

- <sup>1</sup> The regulations in Section 4.2 and Section 8.1.1 of this Bylaw shall apply.
- <sup>2</sup> The regulations in Section 4.15 of this Bylaw shall apply.
- <sup>3</sup> The regulations in Section 5 of this Bylaw shall apply.
- <sup>4</sup> The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

## Industrial Zoning Districts

### 8.5 M4 – Airport Industrial

#### 1. Purpose

The purpose of the M4 – Airport Industrial Zoning District is to provide land for a medium to large scale, airport related, commercial and light industrial uses. The intention of this zoning district is to create a business node that supports the function of Prince Albert (Glass Field). All uses located within the M4 – Airport Industrial Zoning District are subject to the regulations contained in the Airport Overlay Zoning District, as well as those of Transport Canada and NAV Canada.

#### 2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 8.1 of this Bylaw, the development and parking standards for the M4 – Airport Industrial Zoning District are in accordance with the following:

<b>M4 – AIRPORT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
<b>Permitted Uses</b>											
Accessory Buildings, Structures & Uses <sup>1</sup>	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Aircraft Sales, Charters, Rentals & Service	1,260	21	7.5	3	3	14.3	-	-	6	-	-
Brewing & Distilling	1,260	21	7.5	3	3	14.3	-	-	7 or 16	-	1
Commercial Entertainment Establishment	1,260	21	7.5	3	3	14.3	-	-	14	-	1
Commercial Service Establishment	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Food Kiosk	1,260	22	7.5	6	7.5	14.3	-	-	6	-	-

## Industrial Zoning Districts

### M4 – AIRPORT INDUSTRIAL

	Minimum Development Standards								Parking Standards <sup>3</sup>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Garden Center	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Industrial Service Establishment	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Office	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Post Office	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Restaurant	1,260	21	7.5	3	3	14.3	-	-	7	-	1
Retail Store	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Shipping Container <sup>1</sup>	1,260	21	-	1.5	1.5	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	-
Storage Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Take-Out Food Service	1,260	21	7.5	3	3	14.3	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	3	3	14.3	-	-	6	-	-
Warehouse & Wholesale	1,260	21	7.5	3	3	14.3	-	-	6 or 10	-	1
<b>Discretionary Uses - Development Officer</b>											
Aircraft Assembly & Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Aquaculture Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1



## Industrial Zoning Districts

<b>M4 – AIRPORT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Business Complex	1,260	21	7.5	3	3	14.3	-	-	6 or 11	-	1
Business Group	1,260	21	7.5	3	3	14.3	-	-	6 or 11	-	1
Fleet Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Gas Bar	1,260	21	7.5	3	3	14.3	-	-	15	-	1
Industrial Equipment Sales & Service	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Large Vehicle Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	1
Licensed Restaurant	1,260	21	7.5	3	3	14.3	-	-	7	-	1
Manufacturing, Processing & Assembly	1,260	21	7.5	3	3	14.3	-	-	16	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	3	3	14.3	-	-	18	-	1
Parking at Grade	1,260	21	7.5	3	3	14.3	-	-	-	-	-
Recycling Depot	1,260	21	7.5	3	3	14.3	-	-	6 or 10	-	1
Research & Development Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Storage Yard	1,260	21	7.5	3	3	14.3	-	-	10	-	-
Vehicle Service	1,260	21	7.5	3	3	14.3	-	-	6	-	1
<b>Discretionary Uses - Council</b>											
Bulk Fuel	1,260	21	7.5	3	3	14.3	-	-	10	-	1

## Industrial Zoning Districts

<b>M4 – AIRPORT INDUSTRIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>4</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Cardlock	1,260	21	7.5	3	3	14.3	-	-	15	-	1
Excavating, Stripping and Grading <sup>2</sup>	1,260	-	-	-	-	-	-	-	-	-	-
Fuel Production Facility	1,260	21	7.5	3	3	14.3	-	-	10	-	1
Post Secondary School	1,260	21	7.5	3	3	14.3	-	-	20	-	1
Private School	1,260	21	7.5	3	3	14.3	-	-	20	-	-
Protective & Emergency Services	1,260	21	7.5	3	3	14.3	-	-	6	-	-

### Notes on Development Standards for the table above (M4 – Airport Industrial):

- <sup>1</sup> The regulations in Section 4.2 of this Bylaw shall apply.
- <sup>2</sup> The regulations in Section 4.15 of this Bylaw shall apply.
- <sup>3</sup> The regulations in Section 5 of this Bylaw shall apply.
- <sup>4</sup> The regulations in Section 4.6 and Section 8.1.6 of this Bylaw shall apply.

(16 of 2020, s. 1fff. to s.1mmm.; 9 of 2021, s.1; 13 of 2022, s. 1jj. to uu.; 22 of 2022, s. 1; 2 of 2023, s.1o to v.; 22 of 2023, s.1; 19 of 2024, s.1ee. to ll.)