

**56. INDUSTRIAL DISTRICT M-2**

**Permitted Uses**

- Accessory Buildings & Uses
- Agricultural Equipment Sales & Service
- Bulk Storage & Sales
- Contractors Buildings & Yards
- Lumber Yards
- Motor & Equipment Repairs & Sales
- Packing & Processing
- Public Utility Buildings & Uses
- Sheet Metal Works
- Warehousing
- Wholesaling

**Class I Discretionary Uses**

- Agricultural Produce Cleaning,
- Grain Elevators
- Manufacturing
- Sand & Gravel Storage & Cleaning
- Transportation Facilities & Uses

**Class II Discretionary Uses**

- Greenhouses
- Kennels
- Livestock Auction, Holding, Gathering & Processing Facilities
- Parks, Recreational Uses & Facilities
- Retail & Commercial Establishments
- Veterinary Clinic

**Site Regulations**

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

**Minimum Lot Size**

	<b>Area</b>	<b>Width</b>
Permitted Use	930 sq. metres	15 metres
Discretionary Use	As required by the Approving Authority.	

**Minimum Setback & Yard Requirements**

	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Flankage</b>
Principal Buildings	7.5 metres	1.5 metres	4.5 metres	4.5 metres
Greenhouses	3 metres	1.5 metres	1.5 metres	4.5 metres
Accessory Buildings	7.5 metres	1.5 metres	1.5 metres <sup>1</sup>	4.5 metres

Note 1. The rear yard shall be increased to 3 metres if a vehicular entrance is located adjacent to the rear lot line.

Other Discretionary Uses      As required by the Approving Authority.

**Special Requirements: All Uses**

1. All sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
2. All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.
3. The heights of buildings within the airport vicinity may be restricted to protect the runway approaches.

**Special Requirements: Greenhouses:**

The Development Officer or the Municipal Planning Commission, as the case may be, may establish development standards having due regard to the merits of a development application in addition to the following requirements:

1. no doors in the rear yard which do not open completely on the site,
2. no storage in the front and flankage yards unless it is screened from the public view to the satisfaction of the Development Officer or the Commission, as the case may be.
3. adequate provisions to handle surface water run-off.
4. adequate on-site provision for vehicular parking and loading and unloading of material related to greenhouse operations.