

SECTION 7.7 - Standards for Industrial Zones ‘M1’ : “M2’ ; ‘EM’

TABLE ELEVEN**STANDARDS FOR INDUSTRIAL ZONES**

Zone Provisions	General Industrial ‘M1’	Rural Industrial ‘M2’	Extractive Industrial ‘EM’
<i>Minimum Lot Frontage</i>	45.0 m.	100.0 m.	100.0 m.
<i>Minimum Lot Area</i>	1800 sq. m.	4000 sq. m.	Not Applicable
<i>Maximum Lot Coverage</i>	70 percent	40 percent	Not Applicable
<i>Minimum Front Yard</i>	15.0 m.	15.0 m.	30.0 m. (2) (3)
<i>Minimum Exterior Side Yard</i>	15.0 m.	15.0 m.	30.0 m. (2) (3)
<i>Minimum Interior Side Yard</i>	6.0 m. (1)	6.0 m. (1)	30.0 m. (2) (3)
<i>Minimum Rear Yard</i>	9.0 m. (1)	9.0 m. (1)	30.0 m. (2) (3)
<i>Maximum Height</i>			
⇒ <i>main building or structure</i>	20.0 m.	7.0 m..	9.0 m.
⇒ <i>accessory building</i>	4.5 m.	4.5 m.	4.5 m.
<i>Minimum Landscaped Open Space</i>	15 percent	10 percent	(2)

TABLE ELEVEN – EXPLANATION OF SPECIAL PROVISIONS (#)

- (1) Where the *industrial use* abuts a residential use or zone, the minimum required interior side and rear yards shall be increased to 15.0 metres.
- (2) The *front, exterior side, interior side and rear yards* of an *extractive industrial use, other than entrances and exits*, shall be landscaped, including a landscaped berm a minimum of 6.0 metres in height. Height in such circumstances shall be measured from the elevation of the centreline of adjoining *streets* or highways.
- (3) Any portion of an open mining or excavation operation shall be set back a minimum of 60 metres from a *lot line* or an EM zone boundary.