

7.8 Standards for Industrial Use

Table 12 - Standards for Industrial Use

Standard for the (M1), (M2) and (EM) Zones			
Zone Provisions	(M1)	(M2)	(EM)
Minimum <i>Lot Frontage</i>	45.0 metres	100.0 metres	100.0 metres
Minimum <i>Lot Area</i>	1800 m ²	4000 m ²	N/A
Maximum <i>Lot Coverage</i>	70 %	40 %	N/A
Minimum <i>Front Yard</i>	15.0 metres	15.0 metres	30.0 metres (2) (3)
Minimum <i>Exterior Side Yard</i>	15.0 metres	15.0 metres	30.0 metres (2) (3)
Minimum <i>Interior Side Yard</i>	6.0 metres (1)	6.0 metres (1)	30.0 metres (2) (3)
Minimum <i>Rear Yard</i>	9.0 metres (1)	9.0 metres (1)	30.0 metres (2) (3)
Maximum <i>Height</i>			
• <i>Main Building or Structure</i>	20.0 metres	7.0 metres	9.0 metres
• <i>Accessory Building</i>	4.5 metres	4.5 metres	4.5 metres
Minimum <i>Landscaped Open Space</i>	15 %	10 %	(2)

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 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 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.