

Bylaw 8586	12.2 M2, M2n: General Industrial	M2	
	<p><b>12.2.1 Purpose</b> The purpose of this zone is to provide for a mix of business and light industrial uses.</p>		
<p>Bylaw 8256 Bylaw 8656 Bylaw 8330 Bylaw 8734 Bylaw 8586</p>	<p><b>12.2.2 Principal Uses</b></p> <ul style="list-style-type: none"> <li>• animal shelter</li> <li>• auction, major</li> <li>• auction, minor</li> <li>• brewery &amp; distillery, minor</li> <li>• building &amp; garden supply</li> <li>• consulting, scientific and technical</li> <li>• contractor service, major</li> <li>• contractor service, minor</li> <li>• education, commercial</li> <li>• emergency service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• industry, light</li> <li>• manufacturing, custom indoor</li> <li>• outdoor storage</li> <li>• medical marihuana production facility, only in M2n</li> <li>• parking, non-accessory</li> <li>• railway</li> <li>• recycling centre, intermediate</li> <li>• recycling centre, major</li> <li>• recycling centre, minor</li> </ul>		<p><b>12.2.2 Principal Uses (Continued)</b></p> <ul style="list-style-type: none"> <li>• restaurant</li> <li>• service, household repair</li> <li>• service, industrial support</li> <li>• service station, major</li> <li>• service station, minor</li> <li>• transportation depot</li> <li>• truck or rail terminal, major</li> <li>• truck or rail terminal, minor</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle rental, major</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, major</li> <li>• vehicle repair, minor</li> <li>• vehicle sale, major</li> <li>• vehicle sale, minor</li> <li>• vehicle wash, major</li> <li>• vehicle wash, minor</li> <li>• veterinary service, major</li> <li>• veterinary service, minor</li> <li>• warehousing &amp; storage</li> <li>• wholesale</li> <li>• wrecking yard</li> </ul> <p><b>12.2.3 Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Residential security / operator unit</li> </ul>
	<p><b>12.2.4 Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 18.0 m.</li> <li>2. The minimum lot area is 1,000 m<sup>2</sup>.</li> </ol> <p><b>12.2.5 Development Regulations</b></p> <ol style="list-style-type: none"> <li>1. The maximum site coverage is 80%.</li> <li>2. The maximum height is 12.0 m.</li> <li>3. The minimum front yard is 3.0 m.</li> <li>4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.</li> <li>5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.</li> </ol> <p><b>12.2.6 Other Regulations</b></p> <ol style="list-style-type: none"> <li>1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.</li> </ol>		

**Bylaw 8119**

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 3.0 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.