

SECTION 23 – PRESTIGE INDUSTRIAL "M2" ZONE

23.1 GENERAL PROHIBITION

Within the Prestige Industrial "M2" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

23.2 USES PERMITTED

Accessory business and professional office
Accessory retail
Accessory wholesale
Automobile sales and service
Automobile sales and rental establishment
Commercial garage
Commercial self-storage facility
Custom workshop
Enclosed assembly plant
Enclosed construction or building supply yard
Enclosed contractors yard
Enclosed fabricating plant
Enclosed shops for repair and processing
Enclosed machine shop
Enclosed marihuana/cannabis production facility
Enclosed manufacturing plant
Enclosed processing plant
Enclosed warehouse
Farm implement or heavy equipment sales outlet
Marine sales and service establishment
Service repair shop

23.3 ZONE REGULATIONS

23.3.1	<u>Minimum Lot Frontage</u>	45 metres
23.3.2	<u>Minimum Lot Area</u>	2000 square metres

23.3.3 Minimum Required Yards

(i)	Front	15 metres
(ii)	Rear	15 metres
(iii)	Interior Side (exclusive of planting strip)	6 metres
(iv)	Exterior Side	15 metres

23.3.4 Maximum Lot Coverage 50%**23.3.5 Maximum Building Height** 11 metres**23.3.6 Special Provisions**

Where any Prestige Industrial "M2" Zone directly abuts any Residential, Institutional, or Open Space Zone, the following provisions shall apply:

- (a) No parking shall be permitted in any required yard adjacent to the Residential, Institutional, or Open Space Zone.
- (b) No loading space shall be located in any required yard, nor open onto any required yard adjacent to the Residential, Institutional, or Open Space Zone.
- (c) A planting strip not less than 3 metres in width, and in accordance with the provisions of this By-law, shall be located along the lot Line within the Industrial "M2" Zone and adjacent to the Residential, Institutional, or Open Space Zone.

23.3.7 Accessory Uses

An accessory use permitted in Subsection 23.2 shall not exceed a gross floor area of 10% of the gross floor area of the building, to a maximum gross floor area of 232 square metres, whichever is the most restrictive.

23.4 ZONE EXCEPTIONS**23.4.1 M2-1 Zone**

Notwithstanding Section 23.2 respecting minimum lot frontage, for those lands zoned M2-1, the minimum frontage shall be 30.0 metre.

23.4.2 M2-2 Zone

Notwithstanding the provisions of Section 5 and subsection 23.3 of this By-law, for those lands described as Lots 24-28 and Lots 39-43, Registered Plan 586, and known municipally as 32 Industrial Road and zoned "M2-2", the following standards shall apply:

(a) Minimum Required Yards

(i) Front	14.14 metres
(ii) Rear	3.48 metres
(iii) Interior Side	3.35 metres
(iv) Exterior Side	5.80 metres

(b) Minimum Required Parking

One space for each 30 sq.m of Office Space plus 1 space per 90 sq.m of other net floor area.

(c) Parking Area Location

Parking area may be permitted in the required front and/or exterior yards.

(d) Entrance Location

The distance between an intersection of street lines and the nearest driveway shall be at least 5 metres.

23.4.3 M2-3 Zone

Notwithstanding the regulations of Subsection 23.3.3(i), (ii) and (iii), the following regulations apply:

(a) Minimum Front Yard	9 metres
(b) Minimum Rear Yard	8 metres
(c) Minimum Interior Side Yard	3 metres