

**SECTION 20 - LIGHT INDUSTRIAL ZONE (M1)**

20.01 Permitted Uses

- (1) In the Light Industrial Zone the following principal uses of land, buildings or structures, and no other principal uses, are permitted:
  - (a) light manufacturing including the construction, assembly and repair of wood and fibreglass products, signs, boats and ceramic products;
  - (b) warehousing including cold storage plants, frozen food lockers and feed and seed storage and distribution;
  - (c) food products manufacturing, processing and packaging excluding processing and packaging of fish and including only pre-dressed and government inspected meats and eviscerated poultry;
  - (d) building supplies and lumber yard;
  - (e) automotive repair garage including autobody work and painting, muffler shops, transmission shops, tire sales and service, carwashes and excluding the wrecking, salvage and storage of automobiles;
  - (f) commercial workshop including machine shop, welding shop, private or government garage and workshop;
  - (g) storage compounds;
  - (h) retail sales of petroleum products.
  
- (2) If a principal use of land has been established in the Light Industrial Zone, the following secondary uses of land, buildings or structures are permitted:
  - a) one dwelling unit per parcel;
  - b) buildings and structures accessory to the permitted principal and secondary uses;
  - c) retail sales and rentals.

20.02      Parcel Area

The minimum parcel area required in the Light Industrial Zone is 1 hectare (2.47 acres).

20.03      Parcel Coverage

In the Light Industrial Zone buildings and structures shall not cover more than forty percent of the area of a parcel not served by a community sewer system.

20.04      Setback

In the Light Industrial Zone no building or structure or part thereof, except a fence, shall be located within:

- (i)      7.5 metres of any parcel line which does not abut a residential zone; or
- (ii)     15 metres of any parcel line which abuts a residential zone.

20.05      Screening

All industrial activity and storage not being displayed for retail sale shall be enclosed by a landscape screen not less than two metres (6.56 ft.) high.

20.06      Parking

Off-street parking space shall be provided in accordance with the provisions of Section 27 of this bylaw.

20.07      Loading

Off-street loading space shall be provided in accordance with the provisions of Section 27 of this bylaw.