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## 12.2 M2: General Industrial

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**M2**

### 12.2.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

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### 12.2.2

#### Principal Uses

- animal shelter
- auction, major
- auction, minor
- building & garden supply
- contractor service, major
- contractor service, minor
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- industry, light
- manufacturing, custom indoor
- outdoor storage
- parking, non-accessory
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- restaurant
- service, industrial support
- service station, major
- service station, minor

### 12.2.2

#### Principal Uses (Continued)

- transportation depot
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle wash, major
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor
- warehousing & storage
- wholesale
- wrecking yard

### 12.2.3

#### Secondary Uses

- residential security/operator unit
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### 12.2.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 1,000 m<sup>2</sup>.

### 12.2.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
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.
5. The minimum rear yard is 3.0 m, except it can be reduced to 1.2 m on a lane.

### 12.2.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

2. **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.