

---

## 12.6 M6: Special Heavy Industrial

---

**M6**

### 12.6.1 Purpose

The purpose of this zone is to provide for specialized heavy industries.

---

### 12.6.2 Principal Uses

- abattoir
- crematorium
- industry, heavy
- industry, special heavy
- outdoor storage
- railway
- utility, major
- utility, minor

### 12.6.3

### Secondary Uses

- residential security/operator unit
- 

### 12.6.4 Subdivision Regulations

1. The minimum lot width is 100.0 m, except it is 15.0 m for a minor or major utility.
2. The minimum lot area is 4.0 ha, except it is 500 m<sup>2</sup> for a minor or major utility.

### 12.6.5 Development Regulations

1. The maximum site coverage is 75%.
2. The minimum front, side and rear yards are 10.0 m.

### 12.6.6 Other Regulations

1. A residential security/operator unit is only permitted 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.