

710. Light Industrial Districts (M-1)

710.1 The intent of this district is to allow light industrial uses.

Permitted Uses

710.2 *The following uses and no others shall be permitted in the (M-1) district:*

710.2.1 *Deleted* (BYLAW 7778, 2015; 8452, 2024)

710.3 *Acetylene or electric welding;*

710.4 *Animal grooming and Daycare facilities;* (BYLAW 7058, 2005)

710.5 *Auctions;* (BYLAW 7615, 2013)

710.6 *Deleted;* (BYLAW 7615, 2013)

710.7 *Deleted;* (BYLAW 7510, 2012)

710.8 *Deleted;* (BYLAW 8287, 2021)

710.9 *Bottling works;*

710.10 *Broom manufacturing;*

710.11 *Cafes and restaurants not exceeding 140 square metres (1505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;* (BYLAW 7478, 2012)

710.11.1 *Cannabis production facilities limited to the location at 1135 Tanaka Court (Legal Description: LOT 3, DISTRICT LOT 758, NEW WEST DISTRICT, PLAN BCP43340 GROUP 1; PID: 028-124-073) and provided that:*

(a) all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and

(b) the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.

(BYLAW 8250, 2021)

710.12 *Car washing establishments;*

710.13 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;*

710.14 *Cigar and cigarette manufacturing;*

710.15 *Clay and clay products;*

710.16 *Cleaning and dyeing works;*

710.17 *Clothing garments and hat manufacturing;*

710.18 *Deleted;* (BYLAW 7510, 2012)

710.19 *Deleted;* (BYLAW 7510, 2012)

710.20 *Cosmetic manufacturing;*

710.21 *Delivery and express facilities;*

710.22	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.22.1	<i>Electrical utilities limited to the following location being lands legally described as Parcel Identifier 023-364-068, LOT 1, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN LMP27313 GROUP 1;</i>	(BYLAW 8100, 2019)
710.23	<i>Experimental laboratories;</i>	
710.24	<i>Frozen food lockers;</i>	
710.25	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.26	<i>Deleted;</i>	(BYLAW 8172, 2020)
710.27	<i>House moving equipment and wrecking;</i>	
710.28	<i>Deleted;</i>	(BYLAW 7615, 2013)
710.29	<i>Jewellery manufacturing;</i>	
710.30	<i>Knitting mills;</i>	
710.31	<i>Laboratories, scientific and research;</i>	
710.32	<i>Laundries</i>	
710.32.1	<i>Lounge Endorsement Area for which the actual occupant load shall not exceed 30 persons;</i>	(BYLAW 7622, 2013)
710.32.2	<i>One lounge endorsement area for which the actual occupant load shall not exceed 100 persons (with the indoor area not exceeding 89 persons) limited to the following location being lands legally described as: Parcel Identifier 006-639-453, LOT 7 SUBURBAN BLOCK 6 PLAN 73589.</i>	(BYLAW 7981, 2018; 8257, 2021)
710.33	<i>Lumber yards to be enclosed with a closed fence at least 6 feet (1.83 metres) in height;</i>	
710.34	<i>Machine shops;</i>	
710.35	<i>Mattress manufacturing;</i>	
710.36	<i>Milk distribution stations;</i>	
710.37	<i>Mini storage buildings;</i>	(BYLAW 8453, 2024)
710.38	<i>Deleted;</i>	(BYLAW 8287, 2021)
710.39	<i>Novelty and toy manufacturing;</i>	
710.40	<i>Office, workshop and indoor storage uses for trade contractors;</i>	(BYLAW 7615, 2013);
710.41	<i>Ornamental iron works;</i>	
710.42	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.43	<i>Poultry storage (wholesale only);</i>	
710.44	<i>Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping and other reproduction processes;</i>	
710.45	<i>Manufacturing of food and beverage products;</i>	(BYLAW 7622, 2013)

- 710.46 *Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;*
(BYLAW 7273, 2008; 8287, 2021; 8436, 2024)
- 710.47 *Public transportation depots;*
- 710.48 *Radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with Section 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;*
- 710.49 *Recycling Return Centre in accordance with Section 170.14 of this Bylaw, except in the area bounded by Columbia Street, Quayside Drive, Third Avenue, Fourteenth Street, Fourth Avenue and Mc Bride Boulevard;*
(BYLAW 7308, 2009)
- 710.50 *Retail building supply establishments;*
- 710.51 *Deleted;* **(BYLAW 8287, 2021)**
- 710.52 *Riding academies;*
- 710.53 *Rubber and metal stamp manufacturing;*
- 710.54 *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;*
- 710.55 *Sales, storage, rental, repair and parking of:*
- (a) Commercial trucks parts, equipment, components and accessories;*
 - (b) Trailers, buses, moving vans, boats and unoccupied recreation vehicles;*
 - (c) Industrial machinery, equipment, components and small- to mid-sized vehicles such as forklifts;*
 - (d) Tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;*
(BYLAW 7510, 2012; 8287, 2021)
- 710.54.1 *Shipping container storage which is accessory to a permitted principal use;*
(BYLAW 7615, 2013; 7084, 2006)
- 710.56 *Shoe manufacturing;*
- 710.57 *Sign painting and manufacturing;*
- 710.58 *Stencil manufacturing;*
- 710.59 *Stone monumental works;*
- 710.60 *Deleted;* **(BYLAW 8225, 2020. 8287, 2021)**
- 710.61 *Deleted;* **(BYLAW 7615, 2013)**
- 710.62 *Studios (artist, display, radio, recording);*
- 710.63 *Taxi offices;*
- 710.64 *Tent and awning manufacturing;*
- 710.65 *Textile manufacturing;*
- 710.66 *The assembly fabrication and finishing of materials and products within an enclosed building;*
(BYLAW 7678, 2014)

- 710.67 *Tinsmith shops;*
- 710.68 *Tire vulcanizing;*
- 710.69 *Trade schools;*
- 710.70 *Deleted;* (BYLAW 8287, 2021)
- 710.71 *Used automotive parts businesses;*
- 710.72 *Venetian blind and window shade manufacturing;*
- 710.73 *Warehousing and indoor storage;* (BYLAW 7615, 2013)
- 710.74 *Wiping rags and cotton waste storage;*

Height

- 710.75 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Front Yard

- 710.76 *No front yard shall be required.*

Rear Yard

- 710.77 *No rear yard shall be required.*

Side Yards

- 710.78 *No side yard shall be required.*

Off-Street Parking

- 710.79 *Off-Street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw.* (BYLAW 8184, 2020)

Off-Street Loading

- 710.80 *Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.*

Rental Tenure

- 710.81 *The tenure of housing units on LOT 31 SUBURBAN BLOCK 6 PLAN 25767 (380 Thirteenth Street) is limited to residential rental tenure.* (BYLAW 8078, 2019)

720. Heavy Industrial Districts (M-2)

720.1 The intent of this district is to allow heavy industrial uses.

Permitted Uses

720.2 *The following uses and no others shall be permitted in the (M-2) district:*

720.3 *Animal hospitals and Veterinary Clinics;* **(BYLAW 7058, 2005)**

720.4 *Automobile repair and service, including body shops;*

720.5 *Automobile towing yards;*

720.6 *Cafes and Restaurants, not exceeding 140 square metres (1,505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011; 8172, 2020)

720.6.1 *Cannabis productions facilities provided that:*

(a) *all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and*

(b) *the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.*
(BYLAW 8043, 2018; 8172, 2020)

720.6.2 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;* **(BYLAW 8172, 2020)**

720.6.3 *Civic facilities including a public works yard, animal shelter, towing yard or offices ancillary to the permitted uses;* **(BYLAW 8036, 2018; 8172, 2020)**

720.7 *Industrial laundries;*

720.7.1 *Lounge endorsement area for which the actual occupant load shall not exceed 30 persons;*
(BYLAW 7622, 2013)

720.8 *Manufacturing of chemical products, except explosives, fertilizers, or acids, glues, sizes, gelatines, or soaps;*

720.9 *Manufacturing of electrical equipment;*

720.10 *Manufacturing of fabricated metal products;*

720.11 *Manufacturing of food and beverage products, except those involving the processing, canning, packing, cleaning, or smoking of fish and/or meat and their products;*
(BYLAW 7622, 2013)

720.12 *Manufacturing of furniture and fixtures;*

720.13 *Manufacturing of machinery and equipment;*

720.14 *Manufacturing of miscellaneous products not elsewhere enumerated, except for petroleum products or explosive derivatives, illuminating or heating gas, the smelting of tin, copper, zinc, iron, lead or other ores, the tanning of raw hides or skins, and the manufacture of tobacco products;*

720.15 *Manufacturing of non-metallic mineral products, except cement, lime, gypsum or plaster of Paris;*

720.16	<i>Manufacturing of paper and allied products;</i>	
720.17	<i>Manufacturing of printing products;</i>	
720.18	<i>Manufacturing of rubber products;</i>	
720.19	<i>Manufacturing of textiles and textile products;</i>	
720.20	<i>Manufacturing of transportation equipment;</i>	
720.21	<i>Manufacturing of wood products;</i>	
720.21.1	<i>Deleted</i>	(BYLAW 8043, 2018)
720.21.2	<i>Moved to 720.6.3</i>	(BYLAW 8172, 2020)
720.21.3	<i>Outdoor storage which is accessory to a permitted principal use;</i>	(BYLAW 7615, 2013; 8036, 2018)
720.22	<i>Deleted;</i>	(BYLAW 8287, 2021)
720.23	<i>Recycling provided that all operations and storage are conducted only within a fully enclosed building;</i>	
720.24	<i>Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;</i>	
720.25	<i>Repair of industrial machinery and equipment;</i>	
720.26	<i>Sales, storage, rental, repair and parking of:</i>	
	<i>(a) Commercial trucks, parts, equipment, components and accessories;</i>	
	<i>(b) Industrial machinery, equipment, components and large vehicles;</i>	
	<i>(c) Farm machinery, equipment, components and vehicles;</i>	
	<i>(d) Heavy construction machinery, equipment, components and vehicles;</i>	
		(BYLAW 8172, 2020; 8287, 2021)
720.27	<i>Deleted;</i>	(BYLAW 8287, 2021)
720.28	<i>Deleted;</i>	(BYLAW 8287, 2021)
720.29	<i>Deleted;</i>	(BYLAW 8287, 2021)
720.30	<i>Deleted;</i>	(BYLAW 8287, 2021)
720.31	<i>Service stations;</i>	
720.30.1	<i>Shipping container storage which is accessory to a permitted principal use;</i>	(BYLAW 7615, 2013; 7084, 2006)
720.32	<i>Deleted;</i>	(BYLAW 7615, 2013)
720.33	<i>Transportation facilities including bus terminals, docks, heliports, marine towing and tugboats, railway stations, seaplane ports, shipping facilities, transit terminals, truck terminals;</i>	
720.34	<i>Used automotive parts businesses;</i>	
720.35	<i>Utilities including civil defence installations, electric generating plants, electric substations, public works yards, radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with clause 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;</i>	

720.36 *Vehicle inspection stations;*

720.37 *Warehousing and indoor storage;*

(BYLAW 7615, 2013)

720.38 *Deleted;*

(BYLAW 7615, 2013)

Height

720.39 Structures and buildings may be erected to any height not in conflict with this or any other Bylaw of the City.

Front Yard

720.40 No front yard shall be required.

Rear Yard

720.41 No rear yard shall be required.

Side Yards

720.42 No side yard shall be required.

Off-Street Parking

720.43 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

720.44 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

740. Limited Industrial Districts (M-4)

740.1 The intent of this district is to allow industrial uses that are generally compatible with adjoining residential uses.

Permitted Uses

740.2 *The following uses and no others shall be permitted in the (M-4) district:*

740.3 *Animal grooming and Daycare Facilities;* **(BYLAW 7058, 2005)**

740.4 *Animal hospitals and Veterinary Clinics ;* **(BYLAW7058, 2005)**

740.5 *Assembly and finishing of business and office equipment, electronic instruments, household appliances, radios and televisions, and small electrical equipment;*

740.6 *Auction rooms;*

740.7 *Automotive repair within a fully enclosed building with the exclusion of auto wrecking;*

740.8 *Clay and clay products;*

740.9 *Dyeing, cleaning and laundries;*

740.10 *Frozen food lockers;*

740.11 *Health service centre, reducing salons, steam baths;*

740.12 *Laboratories, scientific and research;*

740.13 *Deleted;* **(BYLAW 7615, 2013)**

740.13.1 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**

740.14 *Office buildings, storage buildings and storage yards for trade contractors;*

740.15 *Printing, publishing and bookbinding, blueprinting and photostatting, lithography, engraving, stereotyping and other similar reproduction processes;*

740.16 *Processing and light manufacturing within a fully enclosed building;*

740.17 *Professional offices;*

740.18 *Retail building supply establishments;*

740.19 *Retail sale, rental and repair of tools and small equipment such as chainsaws, hand and edge tools, lawn mowers, rototillers and auto parts and accessories;*

740.20 *Saw sharpening and filing;*

740.21 *Warehousing and indoor storage;* **(BYLAW 7615, 2013);**

General Intent

740.22 All uses shall be reasonably compatible with adjoining residential uses.

Front Yard

740.23 A front yard shall be provided of not less than 20 feet (6.10 metres) in depth.

Rear Yard

- 740.24 No rear yard shall be required except where a site abuts a lot in an (R) District or is separated therefrom by a street or lane in which case:
- 740.25 such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres), and
- 740.26 an 8 foot (2.44 metre) fence or solid evergreen hedge shall be constructed and maintained on the rear property line.

Side Yard

- 740.27 No side yard shall be required except where a site abuts a lot in an (R) District or is separated therefrom by a street or lane in which case:
- 740.28 a side yard shall be provided of not less than 5 feet (1.52 metres);
- 740.29 an 8 foot (2.44 metre) fence or solid evergreen hedge shall be constructed and maintained on the side property line.

Height

- 740.30 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

Off-Street Parking

- 740.31 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

- 740.32 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of this Bylaw.

750. Light Industrial Mixed Use Districts (M-5) (BYLAW 6823, 2003)

750.1 The purpose of this zone is to allow light industrial and service oriented commercial uses which may or may otherwise be inappropriate in a general commercial zone, but are suitable to be located adjacent to residential uses.

Permitted Uses

750.2 The following uses and no others shall be permitted in the (M-5) district:

750.3 *Animal grooming and daycare facilities;* **(BYLAW 7058, 2005)**

750.4 *Animal hospitals and veterinary clinics;* **(BYLAW 7058, 2005)**

750.5 *Assembly and storage of:*

a) *Computer and software components;*

b) *Electronic goods (e.g. business and office equipment, electronic instruments, household appliances, radios and televisions, small electrical equipment);*

750.6 *Deleted;* **(BYLAW 8453, 2024)**

750.7 *Clubs or lodges;*

750.8 *Commercial uses limited to:*

c) *Auction houses and auction rooms, including storage and sale;*

d) *Cafes and restaurants;*

e) *Commercial nurseries (retail only);*

f) *Furniture and appliance stores;*

g) *Grocery stores not exceeding 3,000 square feet in gross floor area;*

h) *Health services centers, reducing salons, steam baths;*

i) *Manufacturer's showroom;*

j) *Personal service establishments;*

k) *Production, framing, display and sale of visual arts;*

l) *Retail building supply establishments;*

m) *Retail sale, rental and repair of tools and small equipment such as chainsaws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;*

750.9 *Delivery and express facilities;*

750.10 *Drive in businesses;*

750.11 *Household goods storage in self-contained storage units (i.e. mini storage buildings);*

750.12 *Institutional uses limited to:*

a) *Child care in a non-residential building or portion of a non residential building as an accessory use to a building or buildings on the site;*

- 750.13 *Laboratories, scientific and research;*
- 750.14 *Laundries and drycleaning establishments;*
- 750.15 *Live/work units, as defined in this bylaw and in accordance with Section 170.17;*
- 750.15.1 *Lounge endorsement area for which the actual occupant load shall not exceed 30 persons;*
(BYLAW 7622, 2013)
- 750.16 *Manufacturing and Storage of:*
- a) *Cosmetics;*
 - b) *Electrical products and appliances;*
 - c) *Deleted;* **(BYLAW 7622, 2013)**
 - d) *Garments and textiles (e.g. clothing, footwear, jewellery, fabric);*
 - e) *Machinery and goods associated with renovation trades (e.g. ornamental iron works, woodworking, wooden blinds and draperies, furniture making);*
 - f) *Pharmaceuticals;*
 - g) *Signage and embossing (e.g. sign painting, rubber and metal stamp manufacturing);*
 - h) *Tents and awnings;*
 - i) *Toys and novelties;*
- 750.16.1 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**
- 750.17 *Office buildings and storage buildings for:*
- a) *Building, electrical, heating, ventilating and air conditioning, painting, refrigeration, roofing, septic tank and sign trade contractors;*
 - b) *General office uses excluding those of financial, legal, notary public, real estate, advertising, insurance, medical and dental professions and services, and also excluding call centers;*
 - c) *Printing and reproduction services (e.g. publishing, bookbinding blue printing and photostating, lithographing, engraving, stereotyping);*
- 750.18 *Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;* **(BYLAW 7273, 2008; 8287, 2021)**
- 750.19 *Studios (artist, display, radio, film and television, recording);*
- 750.20 *Taxi offices;*
- 750.21 *Trade schools;*
- 750.22 *Utilities and communications facilities limited to:*
- a) *Railway yards and public transportation depots;*
 - b) *Public utilities;*
 - c) *Radio and television broadcasting, relaying and receiving masts, aerials and towers, transmission lines;*

BYLAW 8101, 2019

- 750.23 *Vehicle sales and service uses limited to:*
- a) *Boat trailer showrooms, sales and rentals;*
 - b) *Car washing establishments;*
 - c) *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excluding automobile wrecking or storage of damaged vehicles;*
 - d) *Truck and trailer sales and rental lots;*
 - e) *Used automotive parts businesses;*

750.24 *Child Care limited to the following locations being lands legally described as Parcel Identifier: 007-447-663, Parcel A Block 36, NWD, Group 1, Plan 74405.*

General Conditions of Use

- 750.25 All activities associated with manufacturing, repair, storage and transportation uses in this zone must be conducted in fully enclosed buildings or structures.
- 750.26 A development permit application for a structure containing residential uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current technologies of noise measurement demonstrating that noise levels in those portions of the residential units below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:
- a) Bedrooms 35 decibels
 - b) Living, dining and recreation rooms 40 decibels
 - c) Kitchen, bathrooms, hallways 45 decibels

Height

750.27 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Front Yard

750.28 No front yard shall be required.

Rear Yard

750.29 No rear yard shall be required.

Side Yards

750.30 No side yard shall be required.

Off-Street Parking

750.31 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

750.32 Off street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.