

## Section 14 HEAVY INDUSTRIAL (M2) ZONE

### 14.1 Heavy Industrial Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Heavy Industrial (M2) Zone except in accordance with the following provisions.

### 14.2 Permitted Main Uses

1. Bulk Fuel Depot
2. Bulk Storage Yard
3. Class III Industry
4. Public Authority Use or Public Utility subject to **Section 4.31**

### 14.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Open Storage Area

### 14.4 Zone Requirements

The zone requirements for permitted uses in the M2 Zone shall be as set out in **Table 14.4**.

<b>Table 14.4 – M2 Zone Requirements</b>	
	<b>All Uses</b>
<b>Minimum Lot Area</b>	2 ha [4.94 ac.]
<b>Minimum Lot Frontage</b>	45 m [147.6 ft.]
<b>Minimum Yard Requirements – Main Building (see also Section 4.20.3)</b>	
<b>Front Yard or Exterior Side Yard</b>	15 m [49.2 ft.]
<b>Interior Side Yard</b>	15 m [49.2 ft.]
<b>Rear Yard</b>	15 m [49.2 ft.]
<b>Minimum Yard Requirements – Accessory Building (see also Sections 4.1 and 4.20.3)</b>	
<b>Interior Side Yard or Rear Yard</b>	5 m [16.4 ft.]
<b>Maximum Height Requirements</b>	
<b>Main Building</b>	15 m [49.2 ft.]
<b>Accessory Building</b>	15 m [49.2 ft.]

<b>Table 14.4 – M2 Zone Requirements</b>	
	<b>All Uses</b>
<b>Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)</b>	
<b>All Buildings and Structures</b>	<b>60%</b>
<b>Minimum Separation Distance Between Buildings Requirements</b>	

#### **14.5 Additional Provisions**

1. All applicable provisions of **Section 4 – General Provisions** shall apply. See **Section 4.20.3**).
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.

#### **14.6 Zone Exceptions**