



4.5 Permitted and Conditional Uses: Industrial Zones

4.5.1 Permitted and Conditional Uses Table: Industrial Zones

Use	M1	Use	M1
Accessory Use, Building or Structure	P	Landscape Supply, Plant Nursery and/or Greenhouse	P
Aircraft Storage	P	Mail Sorting	P
Airline Operation	P	Education Facility	P
Assembly Hall	P	Manufacturing	P
Boat Repair and Manufacturing	P	Major Vehicle Repair	P
Boat Sales and Rental	P	Motor Vehicle Sales and/or Rental	P
Brew Pub	P	Office	C (4.5.5)
Broadcasting Studio	P	Outside Storage <i>(see note 1)</i>	C (4.5.6)
Cannabis Processing	C (4.5.11)	Parking Lots	P
Car Wash	P	Parking Structure	P
Class 1 Restaurant	P	Public Utility Installation	P
Class 2 Restaurant	P	Recycling Depot	C (4.5.7)
Commercial Laundry or Dry-Cleaning	P	Retail Sales	C (4.5.4)
Commercial Printer or Publisher	P	Sale or Rental of Machinery, Heavy Equipment or Shipping Containers	P
Convenience Store	P	Sale, Rental or Repair of Tools or Small Equipment	P
Dwelling Unit	C (4.5.2)	Service Station	P
Film Studio	P	Storage Building, Workshop and/or Yard	C (4.5.8)
Fitness Centre	P	Taxi Dispatch Centre	P
Funeral Service Facility	C (4.5.3)	Telecommunications Tower	C (4.5.9)
Gas Bar	P	Truck Terminal	P
Impound Yard	P	Warehousing or Closed Storage	P
Indoor Amusement	P	Wholesale Sales	P
Industrial Fueling Station	P	Outdoor Retail	C (4.5.10)
Laboratory or Research Establishment	P		

Notes:

1 Refer to Section 6.2.b for landscaping requirements.

4.5.2 Conditional Use Regulations for Dwelling Units

- a. Dwelling units shall:
 - i. only be permitted as an accessory use; and
 - ii. not be located on the ground floor.

4.5.3 Conditional Use Regulations for Funeral Service Facility

- a. Funeral service facilities shall not include the use of crematoriums, or any such process involving cremations. Assembly/chapel use as an accessory use must comply with the requirements of the Parking and Loading Bylaw.

4.5.4 Conditional Use Regulations for Industrial-Oriented Retail

- a. Shall be limited to the sale of:
 - i. livestock feed or pet food;
 - ii. vehicle parts;
 - iii. security equipment including alarms, keys or locks;
 - iv. food or beverages, providing it is processed on-site;
 - v. sports equipment, provided it is manufactured on-site;
 - vi. furniture, provided it is manufactured on-site; and



- vii. building supply or lumber outlet.

4.5.5 Conditional Use Regulations for Offices

- a. Office uses in this zone excludes medical, dental, real estate offices and travel agencies.

4.5.6 Conditional Use Regulations for Outside Storage

- a. Outside storage is:
 - i. permitted only as an accessory use;
 - ii. limited to rear and interior side yards; and
 - iii. also permitted in the exterior side yard, providing that the property's exterior side yard directly abuts Highway 17.

4.5.7 Conditional Use Regulations for Recycling Depots

- a. Materials collected at a recycling depot shall be:
 - i. fully enclosed within a building or in containers if stored outside of a building; and
 - ii. limited to the following items: glass, aluminum cans, metals, plastic, appliances, electronics, batteries, drywall, paper, cardboard, rubber, waste oil, and waste paint.

4.5.8 Conditional Use Regulations for Storage Buildings, Workshops or Yards

- a. A storage building, workshop or yard shall be limited to use by the following contractors:
 - i. building;
 - ii. electrical;
 - iii. fumigation;
 - iv. heating and air conditioning;
 - v. painting;
 - vi. plumbing;
 - vii. masonry;
 - viii. moving;
 - ix. refrigeration;
 - x. roofing;
 - xi. general and heavy construction;
 - xii. landscaping; and
 - xiii. sanitary.

4.5.9 Conditional Use Regulations for Telecommunications Towers

- a. Shall not have a diameter greater than 1 metre.

4.5.10 Conditional Use Regulations for Outdoor Retail

- a. Outdoor retail shall not be the primary use on the property.
- b. The vending area for each vendor shall not exceed an area of 10 square metres.
- c. The entire vending area shall not exceed 15% of the subject lot area.
- d. Vending areas shall be set back a minimum of one (1) metre from any property line.
- e. Hours of operation for outdoor retail shall be seven (7) days a week between the hours of 7:00 a.m. and 10:00 p.m.
- f. Outdoor retail operations shall be removed from the lot between the hours of 11:00 p.m. and 6:00 a.m.
- g. Where outdoor retail operations utilize a parking lot, all permitted uses on the subject lot shall meet the requirements of the Town of Sidney Parking and Loading Bylaw.

4.5.11 Conditional Use Regulations for Cannabis Processing

- a. Cannabis Processing shall be conducted entirely within a building and may not produce any fumes, odors, smoke or dust that is detectable outside of a building.