

SECTION 12 INDUSTRIAL DISTRICT (M)

12.1 Purpose

The purpose of this district is to allow for establishment and operation of industrial activity

12.2 Permitted and Discretionary Uses

In alphabetical order.

(1) Permitted Uses:	(2) Discretionary Uses:
- accessory building or structure	- caretaker's residence
- auto body and paint shop	- equipment repair and storage
- auto services	- forest-based industry
- gas bar	- grain elevator
- municipal utility facility	- industrial general
- public utility building	- industrial plant
- storage facility	- lumber yard
	- pulp mill
	- sewage treatment plant
	- signs
	- small scale industrial/ manufacturing
	- water treatment facility
	- welding shop

12.3 General Requirements

In addition to the general land use regulations and provisions contained in Sections 6 and 7 the following regulations shall apply to every development in this district.

12.4 Minimum Requirements

- (1) Area of Site: 464.5 sq. m. (5000 sq. ft.)
- (2) Width of Site: 15.2 m. (50 ft.)
- (3) Front Yard: 6 m. (20 ft.)

- (4) Side Yard: None if a firewall is provided, but if a side yard is provided it must be a minimum of 1.5 m. (5 ft.)
- (5) Rear Yard: At the discretion of the Development Authority.

12.5 Maximum Limits

- (1) Height of Building:
 - (a) Grain elevators: 45.7 m. (150 ft.)
 - (b) All other uses: 21.3 m. (70 ft.)
- (2) Signs:
 - (a) The location and appearance of a sign shall be subject to the satisfaction of the Development Authority.
 - (b) No sign shall exceed 9.3 sq. m. (100 sq. ft.) in area.

12.6 Additional Requirements

- (1) A minimum of 15% of the site shall be landscaped to the satisfaction of the Development Authority. The entire site shall be maintained in a neat and orderly fashion to the satisfaction of the Development Authority.
- (2) All sites abutting a residential district shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (3) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.