

855– Comprehensive Development Fifty Five Zone (N55) (B/L 2731-2017; 3249-2022, 3499-2024)

N55

Intent: To establish specific land use and development regulations for a General Industrial designated property.

855.1 Permitted Uses

Permitted Uses Table for N55 Zone	
Principal Uses	
.1 Animal Shelter	.12 Landscape Supply
.2 Automobile Body Shop	.13 Manufacturing
.3 Automobile Repair	.14 Microbrewery
.4 Building Supply	.15 Self Storage (B/L 3249-2022)
.5 Brewery	.16 Mobile Food Vendor
.6 Brewing and Vinting Outlet	.17 Printing Services
.7 Courier and Delivery	.18 Recreational Vehicle Sales/Leasing/Repair/Rental
.8 Crematorium	.19 Research and Development
.9 Data Centre	.20 Restaurant
.10 Farm and Industrial Equipment Sales/Leasing/Repair	.21 Trade School
.11 Freight Handling Facility	.22 Warehousing
Accessory Uses	
.23 Accessory Residential Use	
.24 Pawn Shop	
.25 Unenclosed Storage	

855.2 Site Specific Development Regulations

n/a

855.3 Development Regulations

Development Regulations Table for N55 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting an A, R or RM Zone
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks (between Buildings)	a. 1.5m
.5 Lot Coverage (maximum)	a. 60%
.6 Building Height (maximum)	a. 12.2 m

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855.4 Landscaping and Off-Street Parking

- .1 Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

855.5 Conditions of Use

- .1 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:
 - a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
 - b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public.
- .2 A Restaurant shall be limited to a total Floor Area of 175 m².
- .3 An Accessory Residential Use shall not exceed a maximum area of 90 m² and shall be contained within the Principal Building.
- .4 Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use.
- .5 Accessory unenclosed storage shall be permitted subject to the installation of a 5.0m wide landscape buffer along Marshall Road at least 1.8m in height.