

## **SECTION 24 – M – INDUSTRIAL ZONE**

Within the Industrial (M) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **24.1 PERMITTED USES**

a) Residential Use

- an accessory dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 6

b) Non-Residential Use

- assembly hall
- automobile body shop
- automobile service station
- bakery
- brewery
- building supply outlet
- bulk storage yard
- carwash
- computer, electronic, communications or data process establishment
- contractor's or trades' establishment
- contractor's yard
- custom workshop
- dairy
- distribution centre
- dry cleaning distribution centre
- equipment sales/rental and repair establishment
- fabrication plant
- factory outlet
- fuel storage depot
- industrial mall
- laboratory and research facility

- manufacturing, processing, assembling or fabricating plant, provided such use, from its nature or materials used therein, is not noxious
- merchandise service shop
- mini-storage warehouse
- office
- personal service shop
- printing/publishing establishment
- recycling facility
- research and development facility
- retail establishment, including an eating establishment, provided the retail use is accessory and incidental to a permitted non-residential use specified herein, for the purpose of selling goods manufactured, stored and/or assembled on the premises
- saw or planing mill
- scientific or technological establishment
- service outlet
- small engine sales and service establishment
- transportation terminal
- truck repair and maintenance depot
- veterinary clinic
- warehouse including storage and self-storage warehousing
- buildings, structures and uses accessory to a permitted use

## **24.2 ZONE REGULATIONS**

<b><u>Provisions</u></b>	<b><u>No Municipal Water or Sewer</u></b>	<b><u>Municipal Water and Sewer</u></b>
Minimum lot area	4000 m <sup>2</sup> (1 acres)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(c)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)

Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (b)	10 % (b)
Maximum lot coverage	30 %	40 %

**Footnotes:**

- a) Where an interior side yard abuts a residential zone or non-farm residential use such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- b) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone or a non-farm residential use.
- c) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).

**24.2.1 Automobile Services Stations**

According to the provisions of Section 6.6 of this By-Law.

**24.2.2 Outside Display and Storage**

Outside storage or display of goods or materials shall:

- a) Not be closer than 2 metres (6.6 ft.) to the front lot line;
- b) Not be located closer than 2 metres (6.6 ft.) to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres (19.7 ft.) of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes;
- c) Not exceed 30 percent lot coverage; and,
- d) Not occupy any required parking or area.

### **24.3 GENERAL PROVISIONS**

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Industrial (M) Zone.

### **24.4 SPECIAL PROVISIONS**

#### **24.4.1 M Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being a M special exception zone the following provisions shall apply:

- a) **M-1** (1681 – 1691 Lindsay Road)
  - i. Additional Permitted Use includes an abattoir
- b) **M-2** (272 Muldoon Road)
  - i. Uses limited to the following:
    - contractor's storage yard
    - container storage (other than mini storage)
    - detached dwelling
  - ii. No building, structure, parking area, loading area or open storage area shall be permitted within 15 m on any lot line.
- c) **M-3** (684 County Road 24)
  - i. Uses limited to the following:
    - storage yard
    - accessory dwelling
  - ii. Lot Frontage (Minimum) 32 m
- d) **M-4** (5881 County Road 19 - 716 040 229 04)
  - i. The following provisions shall apply to the existing buildings only:
    - Front Yard (Minimum) 9 m
    - Interior Side Yard (Minimum) 0.12 m
    - Setback (Minimum) 23 m

e) **M-5** (14 Tophmar Drive)

- i. A Day Nursery shall be deemed a permitted use.
- ii. When a Day Nursery is a use on the site, additional permitted uses shall be confined to the following uses:
  - office
  - restaurant
- iii. When a Day Nursery is not a use on the site, all other standard permitted uses expressed in Section 24.1 shall be permitted on the site.
- iv. When a Day Nursery is a use on the site, a 1.5 metre chain link fence, with self-closing gate(s), shall be required around the perimeter of any outdoor play area.

f) **M-6** (639 County Road 24)

- i. a chip wagon shall be permitted as an additional use.