

## **SECTION 13 - RESTRICTED INDUSTRIAL ZONE (M1) REGULATIONS**

### 13.1 GENERAL USE REGULATIONS

#### 13.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Restricted Industrial Zone (M1) unless serviced by a public water supply, sanitary sewer system and storm sewer system. The following uses will be permitted:

- a) building supplies centre or lumber yard;
- b) contractor's yard or shop;
- c) equipment sales and rental;
- d) machine or welding shop;
- e) industrial uses, excluding transportation and truck terminals;
- f) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- g) printing establishments;
- h) service shop;
- i) tire repair shop;
- j) warehousing and supply or storage uses;
- k) workshop;
- l) accessory buildings or uses, including an office, cafeteria, dwelling or dwelling unit, outside storage and display and sale of goods and materials.

#### 13.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Restricted Industrial Zone (M1) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, including a single-family detached dwelling or a dwelling unit in a portion of the non-residential building for one

owner, caretaker, watchman or one person and his family employed in the industrial operations or uses permitted in subsection 13.1.1.

13.1.3	<u>MINIMUM LOT AREA</u>	Nil
13.1.4	<u>MINIMUM LOT FRONTAGE</u>	30.0 metres
13.1.5	<u>MAXIMUM LOT COVERAGE</u>	50 percent
13.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	5 percent
13.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres
13.1.8	<u>MINIMUM FRONT YARD DEPTH</u>	
	a) Where the front yard abuts other than an industrial zone	18.0 metres
	b) all other cases	9.0 metres
13.1.9	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) Where the side yard adjacent to a street abuts other than an industrial zone	18.0 metres
	b) All other cases, except where the side yard abuts a railway or railway spur, in which case no side yard shall be required	9.0 metres
13.1.10	<u>MINIMUM REAR YARD DEPTH</u>	9.0 metres

Except where the rear yard abuts a railway or railway spur in which case no rear yard shall be required

13.1.11 BUFFER STRIP

A buffer strip with a minimum width of 3.0 metres shall be provided abutting the side and rear lot lines where they abut a residential or holding residential zone in compliance with subsection 5.23.

#### 13.1.12 PARKING REGULATIONS

In addition to the requirements specified in subsections 5.30 and 5.31 of this By-law, the following provisions shall apply:

- a) No parking space or part thereof shall be used for the temporary parking or storage of any motor vehicle within 0.6 metres of any street line.
- b) Required front and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for customer parking while being serviced during normal business hours.

#### 13.1.13 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.28 and 5.29 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in or open onto a front yard or any yard directly abutting a residential or holding residential zone.

#### 13.1.14 OUTSIDE STORAGE AND DISPLAY AND SALE OF GOODS AND MATERIALS

- a) No outside storage, except the display for sale of finished goods, products or materials, shall be permitted in a front yard;
- b) No outside storage or display and sale shall be permitted in any required minimum yard setback directly abutting a residential or holding residential zone;
- c) The area used for outside storage and display and sale shall not be more than twice the floor area above grade of the industrial building, or portion of any such building constructed upon the lot, and used for the commercial/industrial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be more than thirty (30.0) percent of the lot area;
- d) Any outside storage and display and sale shall comply with all other yard, setback and coverage requirements of this section; and in particular, no outside storage shall be located closer than 18 metres to any street line;
- e) Any areas used for permitted outside storage and display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces.
- f) The areas used for outside storage and display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dustless materials, or maintained as a lawn in a healthy growing condition;

- g) Prior to the establishment of an area for outside storage or display and sale, the owner shall file in writing with the By-law Enforcement Officer a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot.
- h) Any portion of a lot used for such open storage or display and sale is screened from adjacent uses and streets adjoining the lot, by building or enclosed by shrub planting, a buffer strip or within a closed wooden, plastic and/or metal fence extending at least 1.8 metres in height from the ground. All fences, except those constructed of aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood or metal in good condition.

13.1.15 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage and display and sale areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

13.1.16 PERFORMANCE STANDARDS

All permitted uses in a Restricted Industrial Zone shall be in accordance with the following standards of performance:

<u>Type of Emission</u>	<u>Maximum Emission Permissible</u>
(i) Noise	Emanating from any use shall not exceed the level of ordinary conversation at the boundaries of the lot. Short, intermittent noise peaks shall be permitted if they do not exceed normal traffic noise at any point on the lot boundaries. Provided, however, that the level of noise presently occurring from time to time shall be permitted to continue
(ii) Odours, Toxic or Corrosive Gases	Nil
(iii) Vibration	Imperceptible outside the building
(iv) Glare and Heat	Imperceptible outside the building
(v) Electromagnetic	Imperceptible outside the building

13.1.17 HEIGHT OF BUILDING

If any portion of a building is erected above a height of 12 metres, such portion must be set back from the centreline of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum setback, front, side or rear yard requirements of this By-law, a further distance of 0.3 metres for each 0.3 metres by which such portion of the building is erected above a building height of 12 metres.

13.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 13.1, the following additional regulations shall apply to certain specific uses permitted in subsection 13.1.1.

13.2.1 SINGLE FAMILY DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

Where a single-family detached dwelling is permitted in a Zone, other than a Residential Zone, such dwelling shall not be erected, altered or used within 3 metres of a Non-Residential building.

13.2.2 ACCESSORY DWELLINGS OR DWELLING UNITS

The provisions of subsection 6.1.8 shall also apply to any accessory single family detached dwelling, and the provisions of subsection 11.2.4 a) through d) inclusive shall also apply to any accessory dwelling unit.

13.3 EXCEPTIONS

The specific regulations contained in this subsection 13.3 shall apply to the area or areas defined below:

13.3.1 DEFINED AREA M1-1 as shown on Schedule "A", Maps 14 and 18 to this By-law.

a) Other Permitted Use

A waste disposal area as defined in addition to all other uses permitted in the Restricted Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 13.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 13.3.1 a).

13.3.2 DELETED BY BY-LAW 2000-48