

SECTION 13 – HAMLET COMMERCIAL/INDUSTRIAL ZONE (CMH) REGULATIONS

13.1 GENERAL USE REGULATIONS

13.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Hamlet Commercial/Industrial Zone (CMH) except for such commercial and non-effluent producing industrial uses as defined herein, and shall include the following:

- a) building supply outlet;
- b) a commercial grain handling and storage facility in existence on or before July 5, 1982;
- c) establishments for the storage or processing of agricultural produce;
- d) farm equipment sales and service establishment;
- e) farm chemical and fertilizer sales;
- f) farm fuel sales;
- g) farm supply outlets;
- h) a feed mill in existence on or before July 5, 1982;
- i) fertilizer plant or storage facilities;
- j) a flour mill in existence on or before July 5, 1982;
- k) a grain drying or processing operation in existence on or before July 5, 1982;
- l) machine or welding shop for farm implements and equipment;
- m) nurseries and garden centres;
- n) accessory buildings or uses, including a dwelling or dwelling unit;
- o) accessory wholesale and retail uses related to permitted industrial uses, carried on in the same building.

13.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Hamlet Commercial/Industrial Zone (CMH) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses.

13.1.3	<u>Minimum Lot Area</u>	2000 sq. metres <u>(21,529.5'sq.)</u>
13.1.4	<u>Minimum Lot Frontage</u>	
	a) on a County Road	61 metres <u>(200.13')</u>
	b) on all other roads	30 metres <u>(98.43')</u>
13.1.5	<u>Maximum Lot Coverage</u>	50 percent
13.1.6	<u>Minimum Landscaped Open Space</u>	10 percent
13.1.7	<u>Maximum Building Height</u>	10.5 metres <u>(34.5')</u>
13.1.8	<u>Minimum Front Yard Depth</u>	12.0 metres <u>(39.36')</u>
13.1.9	<u>Minimum Side Yard Width</u>	
	a) Where the side yard fronts on a street opposite a residential zone, institutional zone or parks and open space zone or directly abuts said zones	15.0 metres <u>(49.20')</u>
	b) All other cases	6.0 metres <u>(19.68')</u>
13.1.10	<u>Minimum Rear Yard Depth</u>	
	a) Where the rear yard fronts on a street opposite a residential zone, institutional zone or parks and open space zone or directly abuts said zones	15.0 metres <u>(49.20')</u>

- b) All other cases, except where the rear yard abuts a railway or railway spur, in which case no rear yard shall be required 7.5 metres (24.60')

13.1.11 Buffer Strip

A buffer strip with a minimum width of 7.5 metres (24.60') shall be provided abutting the side and rear lot lines where they abut a residential, institutional or parks and open space zone in compliance with subsection 5.25.

13.1.12 Loading Space Regulations

In addition to the requirements specified in subsections 5.31 and 5.32 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential, institutional or parks and open space zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard.

13.1.13 Outside Storage

- a) No outside storage shall be permitted in a front yard, however, display of goods may be permitted behind the required minimum front yard setback.
- b) Outside storage shall be permitted in any side or rear yard provided it is to the rear of the front wall of any building, or where there is no building behind the minimum front yard setback.
- c) No outside storage shall be permitted in any required minimum yard setback directly abutting a residential, institutional or parks and open space zone.
- d) Any areas used for permitted outside storage 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.
- e) The maximum height for permitted outside storage (except for machinery, equipment and trucks that are stored as single units at grade) shall not exceed 5 metres (16.40').

13.1.14 Outside Lighting Facilities

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

13.2 SPECIFIC USE REGULATIONS

(None until amended)

13.3 EXCEPTIONS

(None until amended)