

SECTION 14 – INDUSTRIAL ZONE (M1) REGULATIONS

14.1 GENERAL USE REGULATIONS

14.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Industrial Zone (M1) except for non-effluent producing industrial uses as defined herein and shall include the following:

- a) automobile body repair shop;
- b) automobile repair garage;
- c) blueprinting and printing establishments;
- d) building supplies centre or lumber yard;
- e) commercial grain handling and storage facility;
- f) concrete or wood products factory or manufacturing use, excluding a concrete batching plant;
- g) construction company;
- h) contractor's yard or shop;
- i) establishments for the storage or processing of agricultural produce;
- j) existing agricultural uses;
- k) food catering services;
- l) machine or welding shop;
- m) manufacturing of small electrical or machine components;
- n) metal fabricating;
- o) non-effluent producing industrial uses;
- p) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- q) repair depots including machine repair shops;
- r) existing salvage yards or scrap yards;

- s) service shop;
- t) tire repair shop;
- u) tool and die companies;
- v) truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading and storage;
- w) warehousing and supply or storage uses (outdoor and indoor);
- x) woodworking shops;
- y) accessory buildings or uses, including a dwelling or dwelling unit.

14.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the 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.

14.1.3	<u>Minimum Lot Area</u>	2000 square metres (<u>21,529.5'sq.</u>)
14.1.4	<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>)
14.1.5	<u>Maximum Lot Coverage</u>	40 percent
14.1.6	<u>Minimum Landscaped Open Space</u>	10 percent
14.1.7	<u>Maximum Building Height</u>	10.5 metres (<u>34.40'</u>)
14.1.8	<u>Minimum Front Yard Depth</u>	12.0 metres (<u>39.40'</u>)

14.1.9 Minimum Side Yard Width

- | | | |
|----|--|-------------------------------|
| 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>49.21'</u>) |
| b) | Where the side yard abuts the greenway | 3.0 metres (<u>9.84'</u>) |
| c) | All other cases | 6.0 metres (<u>19.68'</u>) |

14.1.10 Minimum Rear Yard Depth

- | | | |
|----|--|-------------------------------|
| 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>49.21'</u>) |
| b) | Where the rear yard abuts the greenway | 3.0 metres (<u>9.84'</u>) |
| c) | 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 (<u>24.60'</u>) |

14.1.11 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.

14.1.12 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) Where a lot abuts an arterial road or County road, 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 about such zones then the loading space shall be allowed to open onto a side or rear yard.

14.1.13 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').

14.1.14 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.

14.1.15 Performance Standards

All industrial uses within the Industrial (M1) Zone shall meet the following performance standards to ensure the safety and comfort of all persons within the Industrial (M1) Zone and in adjoining zones. The performance standards to be complied with shall include all municipal, provincial and federal regulations with respect to air and water pollution, industrial safety and work standards as well as the following specific standards:

- a) No dirt, dust or particulate matter shall be discharged into the air.
- b) No noise shall exceed 60 dBA (decibels) during the day or 50 dBA at night at the boundaries of the lot provided that short intermittent noise peaks are permitted.
- c) No toxic, obnoxious or corrosive fumes or gases shall be emitted.
- d) No odours shall be perceptible at the lot boundaries.

- e) Any drop or power hammer, punch press or stamping press shall be so controlled so as to prevent the transmission beyond the lot lines of ground vibrations perceptible without the aid of instruments.

14.1.16 Parking and Landscaping in Front Yard

Notwithstanding any other provision in this by-law to the contrary, no parking other than a maximum of six (6) visitor's parking spaces shall be permitted in the front yard and any front yard that is not used for driveways or visitor's parking spaces shall be used for landscaping.

14.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 14.1, the following additional regulations shall apply to certain specific uses permitted in subsection 14.1.1.

14.2.1 Automobile Repair Garages

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile repair garage, the following special regulations shall apply:

- | | | |
|----------------------|---------------------------------|---------------------------------|
| a) | <u>Interior Lot</u> | <u>Corner Lot</u> |
| Minimum lot frontage | 48.5 metres
<u>(159.12')</u> | 48.5 metres
<u>(159.12')</u> |
| Minimum lot depth | 30.5 metres
<u>(100.07')</u> | 48.5 metres
<u>(159.12')</u> |
- b) No portion of any pump island shall be located closer than six (6.0) metres (19.69') from the street line of any street.
 - c) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than fifteen (15.0) metres (49.21').
 - d) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres (9.84').
 - e) The width of any ingress or egress ramp along any street line shall be not more than nine (9.0) metres (29.53') or less than seven and one-half (7.5) metres (24.60').
 - f) The minimum distance between ramps shall be not less than twelve (12.0) metres (39.37').
 - g) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.

- h) All parts of the ingress and egress ramps shall be maintained with a cement or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- i) Land which is not used for buildings, ramps or paving shall be landscaped.

14.2.2 Salvage Yard or Scrap Yard

Notwithstanding any previous provisions of this By-law, where a lot is used for a salvage yard or scrap yard, the following special regulations shall apply:

- a) The storage of wrecked automobiles, scrap metal, junk, or similar materials shall not be carried out in that part of the lot or lots designated herein as the "front yard", "side yard" or "rear yard".
- b) The lot or lots occupied by the salvage yard or scrap yard shall be surrounded on all sides by a decorative fence or wall or landscaped berm erected by the owner of said salvage yard or scrap yard having a minimum height of two and one-half (2.5) metres (8.2'), and shall be constructed of permanent materials and provide a complete, year round, visual barrier and shall be maintained in a neat and visually attractive manner. The decorative fence or wall shall also be designed and constructed to resist wind damage (e.g. alternating slats) as approved by the Chief Building Official.
- c) Notwithstanding paragraph c) of this subsection, the fence or wall or landscaped berm shall not be erected closer than a minimum of nine (9.0) metres (29.53') from the street line on which the said lot fronts and where the said lot is a corner lot, the fence or wall or landscaped berm shall not be erected closer than a minimum of four and one-half (4.5) metres (14.76') from the exterior side lot line.

The space between the said street or streets and fence or wall or landscaped berm shall not be used for any purpose other than landscaping except that a maximum of six (6) visitor parking spaces may be established in the front yard in accordance with the regulations of parking areas set out in subsection 5.34 of this By-law.

- d) No material used or stored in the open on the said lot or lots occupied by the salvage yard or scrap yard shall be piled higher than the elevation of the fence or wall or landscaped berm nearest to the said material.

14.2.3 Location of Uses Involving Heavy Truck Traffic

Notwithstanding any previous provisions of this By-law, the following uses shall only locate on a paved road which meets municipal standards of construction suitable for such uses:

- a) contractor's yard or shop;
- b) existing salvage yards or scrap yards;
- c) truck or transport terminals;
- d) transfer or temporary storage depots;
- e) warehousing and supply of storage uses.

14.2.4 Redevelopment of Ponds, Wayside Pits and Quarries

In undertaking the redevelopment of a pond, pit or wayside pit and quarry for industrial use, only clean, inert fill shall be used. Inert fill is defined as earth or rock fill that contains no putrescible materials or soluble or decomposable chemical substances.

14.2.5 Accessory Residential Dwelling Unit

- a) Minimum Floor Area 70.0 sq. metres (753.5'sq.)

- b) Minimum Landscaped Open Space

Fifty percent of the floor area used for residential purposes.

- c) Parking for Dwelling Unit

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one and one-half parking spaces per dwelling unit shall be provided on the same lot.

- d) Exception

No commercial and/or industrial building wherein gasoline or any other highly flammable, toxic, or explosive products are handled in quantity shall have a contiguous dwelling unit. Where such dwelling unit exists and the use of the commercial establishment changes to a use involving the aforementioned products, the said dwelling unit shall immediately cease to be occupied as a dwelling unit and shall not be used as a dwelling unit as long as the aforesaid mentioned products are handled in quantity in the commercial and/or industrial area of the building.

14.3 EXCEPTIONS

The specific regulations contained in this subsection 14.3 shall apply to the area or areas defined below:

14.3.1 Defined Area M1-1 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

- i) The manufacture of wood trusses and wood related products as well as the production of all-steel commercial buildings and the sale thereof at wholesale or retail;
- ii) an existing single family detached dwelling.

b) Permitted Buildings and Other Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.1a).

c) Other Requirements

The regulations of subsections 7.1.3 through 7.1.11 shall apply to the use defined in subsection 14.3.1 a) ii).

14.3.2 Defined Area M1-2 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

Trailer or recreation vehicle sales and service establishment in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.2 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.2 a).

c) Other Requirements

The regulations of subsections 7.1.3 through 7.1.11 shall apply to the use defined in subsection 14.3.1 a) ii).

14.3.3 Defined Area M1-3 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

A key-lock petroleum dispensing facility and a public petroleum dispensing facility designed for the wholesale or retail sale of gasoline, motor vehicle fuels, lubricating oil and allied additives and the introduction of much materials into vehicles, but does not include the provision of mechanical services or repairs to vehicles; in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 14.3.3 a) i);

ii) accessory buildings and structures for the uses permitted in subsection 14.3.3 a) i).

c) Other Requirements

The regulations of subsections 9.2.1 shall apply to key-lock and public petroleum dispensing facilities as defined in subsection 14.3.3 a) i). Notwithstanding any other section of this By-law to the contrary, the width of any ingress and egress ramp along the street shall not be more than 18 metres and the distance between such ramps shall not be less than 4.5 metres.

14.3.4 Defined Area M1-4 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

A garden supply centre in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 14.3.4 a);

ii) accessory buildings and structures for the uses permitted in subsection 14.3.4 a).

14.3.5 Defined Area M1-5 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

A private recreation area including sports fields in addition to all other uses permitted in the Industrial Zone (M1).

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.5 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.5 a).

14.3.6 Defined Area M1-6, as shown on Schedule "A", Map 10 to this By-law

(a) Other Permitted Uses

A garden supply centre and a home improvement store, in addition to all of the uses permitted in the Industrial Zone (M1).

(b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.6 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.6 a)

(c) Regulations

- (i) The requirements of subsection 14.1.17 shall not apply to lands zone "M1-6", on Schedule "A", Map 10, to the By-law. However, no more than 24 parking spaces shall be permitted in the front yard of any lands zoned "M1-6", and any front yard that is not used for driveways or parking spaces in an "M1-6" zone shall be used for landscaping;
- (ii) All other applicable regulations of this By-law shall apply to lands zoned "M1-6".

(d) Definition

For the purpose of this By-law, a "Home Improvement Store" is defined as follows:

"a retail store devoted to the sale of goods or materials required for the construction or alteration of buildings, including such merchandise as wall panelling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods. Open storage may be permitted as an accessory use."

14.3.7 Defined Area M1-7 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Use

- i) An existing salvage yard, but shall not include the mechanical recycling of materials;
- ii) Accessory uses limited to a licensed garage and repair shop and the display and sale of vehicles.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.7 a);
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.7 a).

c) Regulations

The appropriate provisions of this by-law including Section 14 and in particular subsection 14.2.2 shall apply.

14.3.8 Defined Area M1-8 as shown on Schedule "A", Map 3 to this By-law.

(a) Permitted Uses

- (i) blueprinting and printing establishments;
- (ii) building supplies centre or lumber yard;
- (iii) commercial grain handling and storage facility;
- (iv) establishments for the storage or processing of agricultural produce;
- (v) existing agricultural uses;
- (vi) food catering services;
- (vii) manufacturing of small electrical or machine components;
- (viii) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- (ix) service shops;
- (x) tool and die companies;

- (xi) warehousing;
- (xii) special light industrial uses, as defined in subsection 3.63(b) of the by-law;
- (xiii) accessory buildings or uses, including a dwelling unit.

(b) Permitted Buildings and Other Structures

- (i) buildings and structures for the uses permitted in subsection 14.3.8(a);
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.8(a).

(c) Maximum Lot Coverage 50 percent

14.3.9 Defined Area M1-9 as shown on Schedule "A", Map 3 to this By-law.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) Zone, save and except a concrete products factory or concrete manufacturing use, an automobile body repair shop, and an automobile repair garage;
- (ii) accessory buildings or uses, including a dwelling unit.

(b) Permitted Buildings and Other Structures

- (i) buildings or structures for the uses permitted in subsection 14.3.9 (a);
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.9(a).

(c) Maximum Lot Coverage 50 percent

14.3.10 Defined Area M1-10 as shown on Schedule "A", Map 3 to this Bylaw.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) zone;
- (ii) accessory buildings or uses, including a dwelling unit

(b) Permitted Buildings and Other Structures

No building or structure shall be used or erected in the Industrial (M1-10) zone, except for the following purposes:

- (i) Buildings and structures for the uses permitted in subsection 14.3.10(a), which are serviced with:
 - (a) a municipal piped water supply system; and
 - (b) a sanitary sewage system with rotating biological contactors, or any other piped or on-site MOE approved sanitary sewage disposal system, save and except a septic tank and tile field system.

14.3.11 Defined Area M1-11 as shown on Schedule "A", Map 4 to this By-law.

(a) Permitted Uses

- (i) all uses permitted in the Industrial (M1) Zone, save and except the following:
 - a) building supplies centre and lumber yard;
 - b) commercial grain handling and storage facility;
 - c) concrete or wood products factory or manufacturing use;
 - d) establishments for the storage or processing of agricultural produce; and
 - e) existing agricultural uses;
- (ii) accessory buildings and structures for the uses permitted in subsection 14.3.11(a).

(b) Permitted Buildings and Structures

- (i) Buildings and structures for the uses permitted in subsection 14.3.11(a);
- (ii) Accessory buildings and structures for the uses permitted in subsection 14.3.11(a).

(c) Special Regulations

A buffer strip with a minimum width of 30.0 meters (98.43') shall be provided abutting the side and rear lot lines, where they abut a residential zone in compliance with subsection 5.25.

14.3.12 Deleted by By-law 2003-93

14.3.13 Defined Area M1-13 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

Offices, general or professional;

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 14.3.13(a);

ii) Accessory buildings and structures for the uses permitted in subsection 4.3.13(a).

14.3.14 Defined Area M1-14 as shown on Schedule "A", Map 6 to this By-law.

a) Permitted Uses

i) A key-lock petroleum dispensing facility and a public petroleum dispensing facility designed for the wholesale or retail sale of gasoline, motor vehicle fuels, lubricating oil and allied additives and the introduction of such materials into vehicles;

ii) a restaurant;

iii) the uses permitted in subsection 14.1.1 of this By-law;

iv) accessory uses.

b) Permitted Buildings and Other Structures

i) Buildings and structures for the permitted uses;

ii) accessory buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 14.1.3 to 14.2, inclusive, of this By-law. The regulations of subsection 14.2.1 shall also apply to a key-lock and public petroleum dispensing facility.

14.3.15 Defined Area M1-15 as shown on Schedule "A", Map 4 of this By-law.

a) Permitted Uses

- i) all uses permitted in the Industrial (M1) Zone, save and except the following:
 - 1) commercial grain handling and storage facility;
 - 2) concrete or wood products factory or manufacturing use;
 - 3) establishments for the storage or processing of agricultural produce; and
 - 4) existing agricultural uses;
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.15(a)

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Special Regulations

A buffer strip with a minimum width of 30.0 metres (98.43') shall be provided abutting the side and rear lot lines, where they abut a residential zone in compliance with subsection 5.25.

14.3.16 Defined Area M1-16 as shown on Schedule "A", Map 7 of this By-law.

a) Other Permitted Uses

- i) General and professional offices and equipment rental establishments.

b) Other Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 14.3.16(a);
- ii) Accessory buildings and structures for the uses permitted in subsection 14.2.16 (a)

14.3.17 Defined Area M1-17 as shown on Schedule "A", Map 3 of this By-law.

a) Permitted Uses

- i) The uses permitted in the Industrial Zone (M1-8);
- ii) a landscaping business and associated landscaping business contractor's yard;
- iii) accessory buildings or uses.

- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.17 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.17 a).
- c) Maximum Lot Coverage 50 percent

14.3.18 Defined Area M1-18 as shown on Schedule “A”, Map 3 of this By-law.

- a) Permitted Uses
 - i) The uses permitted in the Industrial Zone (M1-10);
 - ii) the sale and service of construction and farm related vehicles and equipment;
 - iii) accessory buildings or uses.
- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.18 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.18 a).

14.3.19 Defined Area M1-19 as shown on Schedule “A”, Map 6 of this By-Law.

- a) Permitted Uses
 - i) all uses permitted in the Industrial Zone (M1);
 - ii) offices, general or professional;
 - iii) accessory buildings or uses.
- b) Other Permitted Building and Structures
 - i) Buildings and structures for the uses permitted in subsection 14.3.19 a);
 - ii) accessory buildings and structures for the uses permitted in subsection 14.3.19 a).

14.3.20

Defined Area M1-20 as shown on Schedule "A", Map 10 of this By-Law.

a) Permitted Uses

- i) the uses permitted in subsection 14.1.1 of this By-law;
- ii) industrial/construction trade training facility with associated offices and union hall;
- iii) accessory uses.

b) Permitted Building and Structures

- i) buildings and structures for the uses permitted in subsection 14.3.20 a) of this By-law;
- ii) accessory buildings and structures for the uses permitted in subsection 14.3.20 a) of this By-law.