

## SECTION 12 – COMMERCIAL/INDUSTRIAL ZONE (CM) REGULATIONS

### 12.1 GENERAL USE REGULATIONS

#### 12.1.1 Permitted Uses

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

- i) automobile body repair garage;
- ii) automobile repair garage;
- iii) automobile service station;
- iv) automobile sales and service establishments;
- v) banks, credit unions, trust companies and other financial institutions;
- vi) blueprinting and printing establishments;
- vii) building supplies centre or lumber yard;
- viii) construction company;
- ix) contractor's yard or shop;
- x) establishments for the storage or processing of agricultural produce;
- xi) existing agricultural uses;
- xii) factory sales outlets;
- xiii) food catering services;
- xiv) gas bar;
- xv) laundry and dry cleaning establishments;
- xvi) machine or welding shop;
- xvii) manufacturing of small electrical or machine components;
- xviii) metal fabrication;
- xix) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;

- xx) personal service shops;
- xxi) repair depots, including machine repair shops;
- xxii) restaurants;
- xxiii) service shop;
- xxiv) tire repair shop;
- xxv) tool and die companies;
- xxvi) variety store;
- xxvii) warehousing and supply of storage uses (outdoor and indoor);
- xxviii) wholesale establishments;
- xxix) wholesale retail outlets;
- xxx) woodworking shops;
- xxxi) accessory buildings or uses, including an attached dwelling unit.

12.1.2 Permitted Buildings and Other Structures

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

- a) buildings and structures for the permitted uses serviced by a public water supply and public sanitary sewer system;
- b) accessory buildings and structures for the permitted uses.

12.1.3	<u>Minimum Lot Area</u>	2000 square metres (21,529.5' sq.)
12.1.4	<u>Minimum Lot Frontage</u>	
	a) on a County Road	61 metres (200.13')
	b) on all other roads	30 metres (98.43')
12.1.5	<u>Maximum Lot Coverage</u>	40 percent
12.1.6	<u>Minimum Landscaped Open Space</u>	10 percent

- 12.1.7 Maximum Building Height 10.5 metres (34.45')
- 12.1.8 Minimum Front Yard Depth 12.0 metres (39.37')
- 12.1.9 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 (49.21')
  - b) All other cases 6.0 metres (19.69')

- 12.1.10 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 (49.21')
  - 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 (24.61')

12.1.11 Buffer Strip

A buffer strip with a minimum width of 7.5 metres (24.61') 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.

12.1.12 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.

### 12.1.13 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.

### 12.1.14 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.

### 12.1.15 Performance Standards

All industrial uses within the Commercial/Industrial (CM) Zone shall meet the following performance standards to ensure the safety and comfort of all persons within the 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.

12.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 12.1, the following additional regulations shall apply to certain specific uses permitted in subsection 12.1.1.

12.2.1 Automobile Repair Garages, Automobile Service Stations, and Gas Bars and Automobile Sales and Service Establishments

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile repair garage, automobile service station, gas bar, or automobile sales and service establishment, the following special regulations shall apply:

- | a)                   | <u>Interior Lot</u>             | <u>Corner Lot</u>               |
|----------------------|---------------------------------|---------------------------------|
| Minimum lot frontage | 48.5 metres<br><u>(159.12')</u> | 48.5 metres<br><u>(159.12')</u> |
| Minimum lot depth    | 30.5 metres<br><u>(100.07')</u> | 48.5 metres<br><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 (24.61').
- 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.

- j) Any permitted open storage area, or vehicular access thereto, involving the storage, parking or display of motor vehicles for the purpose of sale, lease, rental, washing, service or repair, or any primary means of vehicular access to any permitted open storage area, shall be constructed and maintained with a stable surface which shall have a cement or asphaltic binder and shall include provisions for adequate drainage facilities.

#### 12.2.2 Standards for Certain Commercial Uses

The regulations of subsections 9.1.3 through 9.1.16 shall apply to the uses defined in subsections 12.1.1 v), xxi), xxiii) and xxvii).

#### 12.2.3 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 and/or industrial 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.

#### 12.3 EXCEPTIONS

The specific regulations contained in this subsection 12.3 shall apply to the area or areas defined below:

##### 12.3.1 Defined Areas (H)CM-1 and CM-1 as shown on Schedule "A", Map 5 to this By-law.

- a) Permitted Uses

- i) (H)CM-1 Zone

- i) agricultural uses;
  - ii) uses lawfully in existence as of the date of passing of the By-law incorporating subsection 12.3.1 into the Zoning By-law.
- ii) CM-1 Zone
  - i) all uses permitted in subsection 12.1.1;
  - ii) automobile washing establishment;
  - iii) clinic;
  - iv) commercial recreation and entertainment establishment;
  - v) craft industries and specialty workshops;
  - vi) day nursery.
- b) Permitted Buildings and Structures
  - i) (H)CM-1 Zone
    - i) Buildings and structures for the uses permitted in subsection 12.3.1 a) i) of this By-law;
    - ii) Accessory buildings and structures for the uses permitted in subsection 12.3.1 a) i) of this By-law.
  - ii) CM-1 Zone
    - i) Buildings and structures for the uses permitted in subsection 12.3.1 a) ii) of this By-law serviced by a public water supply and public sanitary sewer system;
    - ii) Accessory buildings and structures for the uses permitted in subsection 12.3.1 a) ii) of this By-law.
- c) Additional Regulations – Removal of (H) symbol

Notwithstanding any other provisions of this By-law to the contrary, the following additional provisions shall apply to lands zoned (H)CM-1:

- i) In addition to the requirements contained within the relevant Official Plan, the Holding (H) symbol shall not be removed until such time as it has been demonstrated to the satisfaction of the Town’s Engineer that adequate municipal sanitary sewage capacity is available.

12.3.2 Defined Area CM-2 as shown on Schedule “A”, Map 5 to this By-law.

- a) Other Permitted Uses
  - equipment rental, sales and service establishment;
- b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 12.3.2 (a).
- ii) Accessory buildings and structures for the uses permitted in subsection 12.3.2 (a).

12.3.3 Defined Area CM-3 as shown on Schedule “A”, Map 3 to this By-law.

a) Other Permitted Uses

An automobile washing establishment or car wash;

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 12.3.3(a);
- ii) Accessory buildings and structures for the uses permitted in subsection 12.3.3(a).

12.3.4 Defined Area CM-4 as shown on Schedule “A”, Map 5 to this By-law.

a) Permitted Uses

- i) The storing, parking and dispatching of truck tractors and trailers;
- ii) the uses permitted in subsection 12.1.1 of this By-law; and
- iii) accessory uses, including offices.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses in accordance with subsection 12.1.2 of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 12.1.3 to 12.2, inclusive, of this By-law.

d) Other Provisions

Notwithstanding any other provisions of this By-law to the contrary, all components of the storing, parking, and dispatching of truck tractors and trailers use shall be located a minimum of 12 metres from the front lot line and in accordance with the associated site plan control agreement.”