

SECTION 14 - GENERAL INDUSTRIAL ZONE (M2) REGULATIONS

14.1 GENERAL USE REGULATIONS

14.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the General Industrial Zone (M2) unless serviced by a public water supply, sanitary sewer system and storm sewer system. The following uses will be permitted:

- a) automobile body repair shop;
- b) automobile repair garage;
- c) building supplies centre or lumber yard;
- d) bus storage;
- e) concrete products factory or manufacturing use;
- f) construction company;
- g) contractor's yard or shop;
- h) equipment sales and rental;
- i) establishments for the storage or processing of agricultural produce;
- j) fuel storage tanks;
- k) machine or welding shop;
- l) industrial uses;
- m) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- n) printing establishments;
- o) railway uses;
- p) service shop;
- q) tire repair shop;

- r) truck or transport terminals only where there is a permanent building and office provided in addition to loading, unloading, storage and parking;
- s) warehousing and supply or storage uses;
- t) workshop;
- u) accessory buildings or uses including an office, cafeteria, dwelling or dwelling unit, outside storage and display and sale of goods and materials.

14.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the General Industrial Zone (M2) 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 14.1.1.

14.1.3	<u>MINIMUM LOT AREA</u>	Nil
14.1.4	<u>MINIMUM LOT FRONTAGE</u>	30.0 metres
14.1.5	<u>MAXIMUM LOT COVERAGE</u>	50 percent
14.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	percent
14.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres
14.1.8	<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
14.1.9	<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
- 14.1.10 MINIMUM REAR YARD DEPTH 9.0 metres
- Except where the rear yard abuts a railway or railway spur, in which case no rear yard shall be required.
- 14.1.11 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.
- 14.1.12 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 located and no land 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.
- 14.1.13 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.
- 14.1.14 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 set back 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;
- 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 area 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 the 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.

14.1.15 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.

14.1.16 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 centre line 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 metre by which such portion of the building is erected above a building height of 12 metres.

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 additional regulations shall apply:

- | a) | <u>Interior Lot</u> | <u>Corner Lot</u> |
|----------------------|---------------------|-------------------|
| Minimum lot frontage | 38.0 metres | 38.0 metres |
| Minimum lot depth | 30.0 metres | 38.0 metres |
- b) No portion of any pump island shall be located closer than four point five (4.5) metres from the street line of any street.
- c) Where the lot is a corner lot, no portion of any pump island shall be located closer than 3 metres to a straight line between a point in the front lot line and a point in the exterior side lot line; each such point being a distant 15 metres from the intersection of such lines.
- d) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall not be less than nine (9.0) metres, or in the case of the intersection of two arterial streets, the minimum distance shall not be less than fifteen (15.0) metres.
- e) 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) metres.
- f) The width of any ingress or egress ramp along any street line shall be not more than ten and one-half (10.5) metres or less than seven point six (7.6) metres.
- g) The minimum distance between ramps shall be not less than nine (9.0) metres.
- h) The minimum interior angle of any ramp to the streetline shall be greater than sixty (60) degrees and less than ninety (90) degrees.
- i) 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.
- j) Land which is not used for buildings, ramps or paving shall be landscaped.

14.2.2 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. However, in no case shall a single-family detached dwelling be erected, altered or used on the same lot within 7.6 metres of an automobile repair garage.

14.2.3 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 e) inclusive shall also apply to any accessory dwelling unit.

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 M2-1 as shown on Schedule "A", Map 14 to this By-law.

a) Other Permitted Use

A waste disposal area as defined in addition to all other uses permitted in the General Industrial Zone (M2).

b) Other Permitted Buildings and 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 14.3.1 a).