

SECTION 20 - RESTRICTED INDUSTRIAL (M1) ZONE

20.1 PERMITTED RESIDENTIAL USES

- one accessory dwelling

20.2 PERMITTED - NON-RESIDENTIAL USES

- any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.42 herein
- commercial use incidental to, and on the same site as, an industrial use
- (500-97-060) - contractor's or tradesman's shop
- dry cleaning plant
- equipment sales establishment
- garage, mechanical
- motor vehicle cleaning establishment
- parking lot, commercial
- (500-98-003) - police station
- printing shop
- public storage building
- service shop, heavy or light
- warehouse
- wholesale establishment
- accessory buildings, structures and uses to any permitted use

20.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof for a Rural (RU) Zone.

20.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

GARAGE, MECHANICAL

In accordance with the provisions of Section 13 hereof.

OTHER USES

(a) LOT FRONTAGE (MINIMUM) no minimum required

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

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(b) LOT AREA (MINIMUM)

- Private Sanitary Services 4 000 sq metres
- Municipal Sanitary Sewers no min. required

(c) FRONT YARD (MINIMUM) 15 metres

(d) EXTERIOR SIDE YARD (MINIMUM) 15 metres

(e) REAR YARD (MINIMUM) 11 metres

- provided that where the rear yard abuts a Residential or Transitional Zone, the minimum rear yard shall be increased to 15 metres.

(f) INTERIOR SIDE YARD (MINIMUM) 6 metres

- provided that where the interior side yard abuts a Residential or Transitional Zone, the minimum interior side yard shall be increased to 15 metres.

(g) LOT COVERAGE (MAXIMUM) 20%

- provided that where served by sanitary sewers, the maximum coverage maybe increased to 50%.

(h) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(i) OPEN STORAGE

The storage of goods, material, or machinery, shall not be permitted other than in a wholly enclosed building.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

SECTION 20 - RESTRICTED INDUSTRIAL (M1) ZONE (cont.)

not a prohibited use pursuant to Section 5.42 herein

- garage, mechanical
- service shop, heavy or light
- warehouse
- accessory buildings, structures and uses to any permitted use

**20.5.4 SOUTH PART OF LOT 30, PLAN 248; 'M1-4'
(Map 6)**

Notwithstanding Section 20.2, a mechanical garage shall not be a permitted use in the area designated 'M1-4' in Schedule 'A' hereto.

**20.5.5 PART OF LOT 14, CONCESSION 7 (G); 'M1-5'
(Map 8)**

Notwithstanding Section 20.4 (f), in the area designated 'M1-5' in Schedule 'A' hereto, the minimum interior side yard shall be 9 metres.

**20.5.6 PART OF LOT 11, CONCESSION 6 (G); 'M1-6'
(Map 1)**

Notwithstanding Sections 5.25 (a) and (c), and 5.28 (b), the following provisions shall apply in the area designated 'M1-6' in Schedule 'A' hereto:

Number of Loading Spaces required 1

Number of Parking Spaces required 17

- such parking spaces may be located in all yards

**20.5.7 PART OF LOT 1, CONCESSION 4 (G); 'M1-7'
(Map 1)**

Notwithstanding Section 20.2, in the area designated 'M1-7' in Schedule 'A' hereto, only the following uses shall be permitted:

- machine shop operation for the purpose of manufacturing plastic injection moulds and other metal products

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- accessory buildings, structures and uses to any permitted use

20.5.8 PART OF LOT 13, CONCESSION 4 (NG); 'M1-8'
(Map 1)

In the area zoned 'M1-8' in Schedule 'A' hereto, an autobody garage shall be a permitted non-residential use in addition to those uses set forth in Section 20.2.

Further, the storage of goods, materials and automobiles associated with a Public Garage, Autobody use shall not be permitted other than in a wholly enclosed building. Notwithstanding Section 20.4(i) the open storage or parking of motor vehicles to be rented or leased shall not be permitted within the southerly 40 metres of the 'M1-8' zone.

20.5.9 PART LOTS 1 AND 2, CONCESSION 2 (G); 'M1-9'
(Map 1)

Notwithstanding Sections 6.1 (c) and (f), a single family accessory dwelling shall be subject to the following:

FRONT YARD (MINIMUM)	14 metres
INTERIOR SIDE YARD (MINIMUM)	9 metres

20.5.10 PART LOT 21, CONCESSION 6 (G); 'M1-10'
(Map 10)

Notwithstanding Section 20.4 (f), in that area designated 'M1-10' in Schedule 'A' hereto, the northern interior side yard for industrial uses shall be 25 metres. This yard shall be applied from the west lot line and shall extend for 228.90 metres.

20.5.11 PART LOT 19, CONCESSION 9 (NG); 'M1-11'
(500-96-038) **(Map 7)**

In addition to those uses listed in Section 20.2,

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an indoor motor vehicle (automobile) storage compound is permitted. Further, an outdoor motor vehicle storage compound shall be permitted only in the location as shown on Schedule B-14. An equipment rent-all shall also be permitted, provided that the storage of merchandise, exclusive of the display of products, is contained within an enclosed building.

Notwithstanding Section 20.4(f), in the northerly 60.96 metres of the subject land, a minimum setback provision for stored vehicles of 1.2 metres from the rear and interior side lot lines is required. For the remaining southerly portion of the subject land the minimum westerly interior side yard shall be 6 metres, and the minimum easterly interior side yard shall be 1.89 metres.

**20.5.12 PART LOT 16, CONCESSION 4 (G); 'M1-12'
(Map 1)**

Notwithstanding Section 20.4 (i), the open storage of machinery and equipment accessory to a tradesman or contractor's yard shall be permitted provided that:

- such open storage is not located within 30 metres from the easterly limit of the 'M1-12' zone boundary and within 46 metres from the north property line (Old Homestead Road). Further, open storage shall not be located within the minimum rear and westerly interior side yard pursuant to the yard requirements for an 'M1' Zone.

**20.5.13 PART LOT 7, CONCESSION 3 (NG); 'M1-13'
(Map 2)**

Notwithstanding Section 5.31 (a), in that area designated 'M1-13' in Schedule 'A' hereto, a 15 metre planting strip shall be required along the lot line of industrial uses abutting any adjacent Residential Zone.

Further, notwithstanding the provisions of Sections

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- same site as, an industrial use
- dry industrial use (agriculture related)
- service shop, light
- warehouse
- accessory buildings, structures and uses to any permitted use

In addition, a minimum of 25% of any industrial use shall be for agriculture related purposes.

Further, outside product display shall be permitted in accordance with the following:

- a product display area shall only be located in an interior side yard or a rear yard, and
- a product display area shall have a maximum area of 1,500 sq metres.

For the purposes of this by-law, the following definition shall apply:

USE, INDUSTRIAL (AGRICULTURE RELATED): means an industrial use as permitted herein, which is related to, or serves the agriculture industry.

For purposes of this by-law, the front lot line shall be deemed that which abuts Civic Centre Road.

20.5.19 **PART OF LOT 7, CONCESSION 3 (NG)** **'M1-19'**
PART 8, PLAN 65R-14008; **(Map 2)**

Notwithstanding Section 20.2, business and professional office uses shall be permitted on the second floor of an industrial building.

Furthermore, the retail sales of goods, products and materials shall not be permitted unless incidental to a permitted on site industrial use.

20.5.20 *(Deleted By By-law 500-2001-0010)*

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20.5.21 **PART OF LOT 14, CONCESSION 4 (G)** **'M1-21'**
(500-96-047) **PART 3, REFERENCE PLAN 65R-9361** **(Map 1)**

Notwithstanding Sections 20.1 and 20.2 **PERMITTED RESIDENTIAL USES AND NON-RESIDENTIAL USES**, in the area designated 'M1-21' in Schedule 'A' hereto, only the following uses shall be permitted:

Permitted Residential Uses:

- single family dwelling

Permitted Non-Residential Uses:

- contractor or tradesman's shop
- warehouse
- wholesale establishment
- accessory buildings, structures and uses to any permitted uses

Further, notwithstanding Sections 20.4(e) and (f), the minimum rear yard and minimum easterly interior side yard shall be 200 metres and 30 metres, respectively.

In addition, and notwithstanding Section 5.28(h), the required parking area for a permitted non-residential use shall be subject to a minimum rear yard setback of 200 metres, and a minimum easterly interior side yard setback of 30 metres.

20.5.22 **PART OF LOT 13, CONCESSION 3 (NG)** **'M1-22'**
(500-97-073) **(Map 1)**

Notwithstanding Section 20.4(e), in the area designated 'M1-22' in Schedule 'A' hereto, the minimum yard shall be 62 metres where the lot line abuts Draft Plan of Subdivision 19T-94033.

And further, any industrial buildings or structures used for the permitted uses noted below shall be located a minimum 70 metres from the existing dwelling located on Lot 1, Plan 65M-2714:

- contractor's or tradesman's shop
- dry cleaning plant
- equipment sales establishment

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- garage, mechanical
- printing shop
- service shop, heavy or light

(500-97-074) And, further notwithstanding Section 5.25(c), loading spaces shall be permitted in the easterly interior side yard and rear yard only.

20.5.23 *(Deleted By By-law 500-2005-0006)*

20.5.24 **PART OF LOT 25, CONCESSION 6 (G) 'M1-24'**
(500-2007-0020) **RP 65R-13658, PT OF PART 2 AND PART 1, (Map 1)**
AND RP 65R-27764, PART 3

Notwithstanding Sections 20.1 and 20.2, the only permitted uses shall be public storage buildings and accessory buildings, structures and uses to any permitted use, on land shown in heavy outline and designated 'M1-24' in Schedule 'A' attached hereto.

Further, notwithstanding Section 5.31, a minimum planting strip of 2 metres shall be required along all lot lines, except where said lot line abuts lands zoned Industrial and, a minimum planting strip of 3 metres shall be required along the easterly side lot line where said lot line abuts the residentially used property municipally known as 30977 Highway 48.

Further, notwithstanding Section 20.4 (g), the maximum lot coverage shall be 25%.

Further, notwithstanding Sections 20.4 (c), (f) and (h), for public storage buildings indicated as Building #1, #2, #3 and #4 in the area designated 'M1-24' in Schedule 'A' and further shown on Schedule 'B-62' attached hereto, the following shall apply:

FRONT YARD (MINIMUM)	50 metres
INTERIOR SIDE YARD (MINIMUM)	9 metres
HEIGHT OF BUILDING (MAXIMUM)	7 metres

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Further, notwithstanding Sections 20.4 (c), (f) and (h), for public storage building indicated as Building #5 in the area designated 'M1-24' in Schedule 'A' and further shown on Schedule 'B-62' attached hereto, the following shall apply:

FRONT YARD (MINIMUM)	26 metres
INTERIOR SIDE YARD (MINIMUM)	7 metres
HEIGHT OF BUILDING (MAXIMUM)	7 metres

Further, notwithstanding Sections 5.1 (d) and (f), an accessory building or structure associated with a public storage building shall comply with the minimum yard and height requirements for Building #5 as stipulated above.

20.5.25
(500-2011-0006)

PART OF LOT 13, CONCESSION 4 (NG)

'M1-25'
(Map 1)

Notwithstanding Section 20.4 (c), the minimum front yard setback shall be 8 metres.

Notwithstanding Section 20.2, an establishment for the rental and leasing of motor vehicles and trucks shall be a permitted use in addition to those uses set forth therein. Notwithstanding Section 20.4 (i), the open storage of rental cars and trucks shall be permitted subject to the following provisions:

- Such open storage shall only be permitted in the rear yard area between the projection of the north and south walls of the main building;
- Such open storage is not located within the minimum yards with the exception of the rear yard which may be reduced to 3 metres; and,
- Such open storage shall not cover more than 10% of the lot area.