

SECTION 23 - STORAGE INDUSTRIAL (M4) ZONE

23.1 PERMITTED RESIDENTIAL USES

- prohibited

23.2 PERMITTED NON-RESIDENTIAL USES

- recycling facility, motor vehicles
- storage depot
- (500-98-003) - police station
- accessory buildings, structures and uses to any permitted use

23.3 ZONE REQUIREMENTS - RESIDENTIAL USES

Not applicable.

23.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

(a) LOT FRONTAGE (MINIMUM) 30 metres

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

(b) FRONT YARD (MINIMUM) 60 metres

- including the fence mentioned in Section 23.4 (f) herein.

(c) EXTERIOR SIDE YARD (MINIMUM) 60 metres

- including the fence mentioned in Section 23.4 (f) herein.

(d) REAR YARD (MINIMUM) 9 metres

(e) INTERIOR SIDE YARD (MINIMUM) 9 metres

(f) OPEN STORAGE OR PROCESSING OF MOTOR VEHICLES AS PART OF RECYCLING FACILITY - MOTOR VEHICLES

No storage or processing of salvage shall be permitted unless:

- it is enclosed on all sides by a fence or wall

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that is not less than 3 metres in height and constructed of permanent opaque materials;

- any area located between the fence mentioned above, and the lot lines, or limit of the zone is used for no other purpose than landscaping; and,

- the motor vehicle storage or processing is completely screened from view of the adjacent streets by the fence or wall above or trees.

For the purpose of this subsection, a fence or wall shall not be considered a building or structure.

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

In accordance with the provisions of Section 5 hereof.

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23.5 SPECIAL PROVISIONS

23.5.1 PART OF LOT 18, CONCESSION 5 (G); 'M4-1'
(Map 1)

Notwithstanding Sections 23.1 and 23.2, in the area designated 'M4-1' in Schedule 'A' hereto, a motor vehicle recycling facility and accessory buildings, structures, and uses shall be the only permitted non-residential uses, and a single family dwelling shall be permitted as an accessory use to a permitted non-residential use. Further, the minimum floor area and yard setback requirement for the said single family dwelling shall be in accordance with the provisions of Section 6 hereof for a Rural (RU) zone.

23.5.2 PART OF LOT 18, CONCESSION 3 (G); 'M4-2'
(Map 1)

Notwithstanding Sections 23.4 (b) and (c), in the area designated 'M4-2', a motor vehicle recycling facility and storage depot shall be permitted within an existing building.

Further, notwithstanding Section 23.1, the existing single family dwelling shall be permitted as an accessory use to the permitted non-residential use. The yard setback requirements for the said single family dwelling shall be in accordance with the provisions of Section 6 hereof for a Rural (RU) zone.

23.5.3 PART OF LOT 24, CONCESSION 7 (G), 'M4-3'
PART 2, DEPOSITED PLAN 65R-1796; (Map 9)

Notwithstanding Section 23.2 herein, in the area designated 'M4-3' in Schedule 'A' hereto, a motor vehicle recycling facility and accessory buildings, structures and uses shall be the only permitted non-residential uses. Further, a motor vehicle crushing plant shall not be permitted in the 'M4-3' zone.

Furthermore, for the purpose of this zone, the

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soil and compost material will be permitted.

Notwithstanding Section 23.4 (b), (d) and (e), the main processing building(s), concrete curing pads(s) and water recycling storage pond(s) shall be setback a minimum of 100 metres from any property line.

Further, for purposes of this by-law, the following definitions shall apply to the lands zoned 'M4-7'.

Composting shall mean a two phase aerobic biological process to be conducted under controlled, engineered conditions designed to decompose and stabilize the organic fraction of solid waste, excluding sewage sludge. Phase One involves the inactivation of all pathogens within the waste. Phase Two involves the further curing of the 'pathogen free' material. Simple exposure of solid organic waste under non-engineered conditions resulting in uncontrolled decay is not considered to be composting and will not be permitted.

Compost shall mean the material produced by an aerobic composting process, which can be used as soil amendment, or for other similar uses.

Compost Facility shall mean a facility consisting of a building(s), a curing pad(s), a water recycling storage pond(s), a screening area, a stockpile area and a storm water management pond, to be used for composting and preparing compost for sale. Phase One of the composting process shall only be permitted within a fully enclosed building. Phase Two of the composting process shall only be permitted on an impermeable concrete pad, which may be located outdoors.