

SECTION 13 – RESTRICTED INDUSTRIAL ZONE (M1)

13.1 PERMITTED RESIDENTIAL USES

- one accessory dwelling

13.2 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
- cannabis production facility, designated
- cannabis production facility, licensed
- commercial use incidental to, and on the same site as, an industrial use
- contractor's or tradesman's shop
- dry cleaning plant
- equipment sales establishment
- garage, mechanical
- motor vehicle cleaning establishment
- parking lot, commercial
- police station
- printing shop
- public storage building
- service shop, heavy or light
- warehouse
- wholesale establishment
- accessory buildings, structures and uses to any permitted use

13.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6.

13.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

GARAGE, MECHANICAL

In accordance with the provisions of Section 21.

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.

(b) LOT AREA (MINIMUM)

- Private Sanitary Services 4,000 sq. metres

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- 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.

(j) CANNABIS PRODUCTION FACILITY, DESIGNATED OR LICENSED

A designated or licensed cannabis production facility in the M1 Zone is subject to the requirements of Section 12.4 respecting ‘Other Uses’ and the following additional requirements:

LOT FRONTAGE AND LOT AREA

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

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OUTDOOR CULTIVATION PROHIBITED

Cultivating, propagating and harvesting of cannabis shall only be permitted in a wholly enclosed building or structure.

GATEHOUSE

A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.

DISTANCE FROM SENSITIVE LAND USES

A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:

1. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural Countryside (RU-C) and Agricultural Protection (AP) including any related site-specific zones, and Environmental Protection (EP) zoned lots which permit residential uses, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or EP zoned lot.

Notwithstanding any other provision in this by-law, a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres from:

3. The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility, to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
4. Rural Countryside (RU-C) and Agricultural Protection (AP) including any related site-specific zones, and Environmental Protection (EP) zoned lots which permit residential uses which have a lot area of 8,000 square

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metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or EP zoned lot.

Notwithstanding paragraphs 1 and 3, above, a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line containing the private or public school.

13.5

SPECIAL PROVISIONS

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