

SECTION 10 - LIGHT INDUSTRIAL ZONE (M1)

No **person** shall within any M1 **zone use** any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

Amended by By-law No. Z107-2014

10.1 Permitted Uses, Buildings, and Structures

- (a) an **assembly hall**;
- (b) an **auction establishment**, excluding a **livestock** auction facility;
- (b.1.) an **automobile Parts Supply Store**;
- (b.2) an **automobile Rental Establishment**;
- (c) an **automotive gas bar**;
- (d) an **automobile repair establishment**;
- (e) an **automobile service station**;
- (f) an **automobile washing establishment**;
- (f.1) a **caterer's establishment**;
- (g) a cold storage locker plant;
- (h) a communications facility;
- (i) a **contractor's yard or shop**;
- (i.1) a **convenience business services establishment**;
- (i.2) a **convenience or variety store**;
- (j) an equipment sales and rental **business**;
- (j.1) a **factory outlet**;
- (k) a farm implement sales and service establishment;
- (k.1) a **fuel pump island**;
- (l) a furniture refinishing, woodworking, and/or upholstery shop;
- (m) a **garage, public works**;
- (n) a **kennel**;
- (o) a laboratory or research facility;
- (o.1) a **landscape supply outlet**;
- (p) a **laundromat**;
- (q) a **laundry plant**;
- (r) a machine shop;
- (s) a mini-storage facility;
- (s.1) an office support;
- (t) a **parking area**;
- (u) a **recycling depot**;
- (v) a **rental shop**;
- (w) a **repair shop**;
- (w.1) a **self-storage establishment**;
- (x) a **wholesale establishment**;
- (x.1) a **pet hotel**;
- (y) a **warehouse**;
- (z) **accessory uses, buildings, and structures**, including **accessory office uses** and retail outlets but excluding any **accessory residential uses**.

10.2 Requirements for Permitted Uses

- 10.2.1 **Lot Area**, Minimum 1,125 square metres
- 10.2.2 **Lot Frontage**, Minimum 30.0 metres
- 10.2.3 **Lot Depth**, Minimum 37.5 metres
- 10.2.4 **Front Yard**, Minimum 7.5 metres
- 10.2.5 **Interior Side Yard**, Minimum 3.0 metres is required
except where a "M1" **zone** abuts a Residential **zone** in which case a **minimum side yard** of 6.0 metres is required.
- 10.2.6 **Exterior Side Yard**, Minimum 7.5 metres
- 10.2.7 **Rear Yard**, Minimum 6.0 metres
- 10.2.8 **Building Height**, Maximum 13.5 metres
- 10.2.9 **Lot Coverage**, Maximum 50.0 per cent
- 10.2.10 Loading and Unloading Requirements
In accordance with the provisions of Section 5.12.
- 10.2.11 Parking Requirements
In accordance with the provisions of Section 5.21.
- 10.2.12 **Planting Strip** Requirement
A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** for a **lot** being developed for industrial purposes abuts a **lot** that is in a Residential **Zone** or a Residential (-H) Holding **Zone**.
- 10.2.13 **Landscaped Open Space**, Minimum 20.0 per cent
Notwithstanding the provisions this By-law, a **landscaped open space** strip with a minimum width of 5.0 metres shall be required for all lands **zoned** M1 with a **front or side lot line** along James Street.
- 10.2.14 Outdoor Storage
The outdoor storage of goods or materials shall be **permitted** in accordance with the provisions of Section 5.19.

Notwithstanding the provisions of Section 5.19 (b), outdoor storage **permitted** above shall comply with the **yard** requirements for **permitted uses** as set out in Sections 10.2.5 and 10.2.7.
- 10.2.15 **Outdoor Display and Sales Area**
A **outdoor display and sale area** shall be **permitted** in accordance with the provisions of Section 5.20.
- 10.2.16 Property abutting Railway
Notwithstanding any provision of this By-law, where any **lot line** or portion thereof abuts a railway, no **interior side yard** or **rear yard** shall be required along that portion of such **lot line** which so abuts the railway.
- 10.2.17 Fuel Pump, Canopies, and Storage Tank Location
Fuel pumps and canopies over the **pump island** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**.

Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.

10.2.18 **Driveway** Requirements

- (a) No ingress or egress **driveway** shall exceed 10.0 metres in width measured at the **lot line**.
- (b) No ingress or egress **driveway** shall be located closer than 3.0 metres to any **side** or **rear lot line**.
- (c) No ingress or egress **driveway** shall be located closer than 15.0 metres to the corner of intersecting **street lines** on a **corner lot**.

Amended by By-law No. Z107-2014

10.2.19 Requirements for **Kennels**

New dog **kennel buildings** and **structures** and/or additions to **existing dog kennel buildings** and/or **structures** must be located at a distance of not less than 150 metres from a residential, institutional, and park and **recreational uses** situated on adjacent lots and be located at a distance of not less than 300 metres from lands zoned for Residential purposes.

10.3 Requirements for Accessory uses, Buildings, Structures

In accordance with the provisions of Sections 3.1 and 5.1.

Notwithstanding any provision of this By-law, a retail **use** being clearly **accessory** and incidental to a light **industrial use** as **permitted** to Section 10.1 shall be located in the **main building** or unit occupied by the **industrial use** and shall not exceed 20 per cent of the total floor area of the **building** or unit or not exceed 30 square metres, whichever is the lesser.

10.4 Special Provisions

10.4.1 M1-1

- (a) Location: Part of Lot 16, Concession 17.
- (b) Notwithstanding the provisions of Section 10.1, an additional **permitted use** described as a small metal wares factory **and accessory uses, buildings, and structures** shall be **permitted** in the "M1-1" **zone**. A small metal wares factory is herein defined as a **building** that is used only for the forming, stamping, spinning, machining, buffing, plating, coating or other such fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, small springs, small automotive parts, light carpenter's tools, light electrical equipment, or other small wares or small parts of iron, and steel and their products, but shall not include the manufacture of bronze powder other similar grinding process, or a die and casting factory.
- (c) All other provisions of the M1 **zone** shall apply.

10.4.2 M1-2

- (a) Location: Part of Lot 12, South Boundary Concession.
- (b) Notwithstanding the provisions of Section 10.2.4 and Section 10.2.6 of this By-law to the contrary, the minimum **yard** between the **street line** parallel to James Street and any **building** or **structure** within the "M1-2" **zone** as shown on Schedule "A" to this By-law shall be 15.0 metres.
- (c) All other provisions of the M1 **zone** shall apply.

Amended By-By-law No. Z17-2000

10.4.3 M1-3

- (a) Location: Part of Lot 5 and Lots 6 thru 12, Registered Plan No. 219.
- (b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only **uses permitted** within the "M1-3" **zone** as shown on Schedule "A" to this By-law shall be:
 - an **assembly hall**; an **auction establishment**, excluding a **livestock auction facility**; an **automobile washing establishment**; a cold storage locker plant; a communications facility; a **contractor's yard or shop**; an equipment sales and rental **business**; a farm implement sales and service establishment; a furniture refinishing, woodworking, and/or upholstery shop; a laboratory or research facility; a **laundromat**; a **laundry plant**; a machine shop; a mini-storage facility; a **parking area**; a **recycling depot**; a **rental shop**; a **repair shop**; a **wholesale establishment**; a **warehouse**; **accessory uses, buildings, and structures**, including **accessory office uses** and retail outlets but excluding any **accessory residential uses**.
- (c) Notwithstanding the provisions of Section 10.2.3 of this By-law to the contrary, the minimum **lot depth** for the land within the "M1-3" **zone** shall be 18.2 metres;
- (d) All other provisions of this By-law shall apply.

Amended By-By-law No. Z32-2001

10.4.4 M1-4

- (a) Location: Part of Lot 12, South Boundary Concession
- (b) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, any ingress or egress **driveway permitted** on the lands located within the "M1-4" **zone** as shown on Key Map 20 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z32-2001) shall be located no closer than 1.5 metres to any **side** or **rear lot line**.
- (c) Notwithstanding the provisions of Section 10.2.4 and Section 10.2.6 of this By-law to the contrary, the minimum **yard** between the **street line** parallel to James Street and any **building** or **structure** within the "M1-4" **zone** as shown on Schedule "A" to this By-law shall be 15.0 metres.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.