SECTION 21 RESTRICTIVE INDUSTRIAL (M3) ZONE

No person shall within any Restrictive Industrial (M3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. PERMITTED USES
     1. Residential Uses

a) a single detached dwelling house shall only be permitted where such dwelling is accessory to a permitted non-residential use and is occupied by the owner, caretaker, watchman or other similar persons as are employed on the lot on which such dwelling house is located, except that such use is prohibited in association with a Waste Management Site.

* + 1. Non-Residential Uses

a) aggregate processing plant

b) agriculture

c) asphalt and batching plant

d) forestry

e) pit

f) quarry

g) open space

h) open storage accessory to a permitted use

i) parking lot

j) waste management site licensed by the appropriate authority (Salvage Yard, Sanitary Land Fill, Sewage Treatment Plant)

k) salvage yard licensed under the *Municipal Act*, R.S.O., 1990, as amended

l) sanitary landfill or sewage treatment plant licensed under the *Environmental Protection Act*, R.S.O., 1990, as amended

m) repair garage as an accessory use to a salvage yard

n) business and sales office incidental to aggregate processing plant or salvage yard

o) public use or utility in accordance with the provisions of 4.25 of this By-law

* + 1. Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law.

21.2 REGULATIONS FOR RESIDENTIAL USES

21.2.1 Minimum Separation

Where a dwelling house is erected or any building or structure is altered or used as a dwelling house, such dwelling house shall not be located closer than:

a) 3 m (10 ft.) from a permitted non-residential use other than a motor vehicle repair garage or body shop.

b) 7.5 m (24.6 ft.) from a motor vehicle repair garage or body shop.

21.2.2 Maximum Number of Dwelling Units 1

* + 1. Residential Uses shall comply with the minimum yard requirements for Non-Residential Uses.
  1. REGULATIONS FOR NON-RESIDENTIAL USES
     1. Minimum Lot Area

a) Waste Management Site 3 ha (7.5 ac.)

b) Pit or Quarry not applicable

c) Other permitted uses 0.9 ha (2 ac.)

* + 1. Minimum Lot Frontage

a) Waste Management Site 200 m (656 ft.)

b) Pit or Quarry not applicable

c) Other permitted uses 45 m (150 ft.)

* + 1. Minimum Front Yard

a) Waste Management Site 60 m (200 ft.)

b) Other permitted uses 30 m (100 ft.)

* + 1. Minimum Exterior Side Yard

a) Waste Management Site 60 m (200 ft.)

b) Other permitted uses 30 m (100 ft.)

* + 1. Minimum Interior Side Yard

a) Waste Management Site 60 m (200 ft.)

b) Other permitted uses 15 m (50 ft.)

* + 1. Minimum Rear Yard

a) Waste Management Site 60 m (200 ft.)

b) Other permitted uses 15 m ( 50 ft.)

21.3.7 Maximum Lot Coverage of All Buildings 20 percent

21.3.8 Minimum Setback from Street Centreline

a) Provincial Highway

i. Waste Management Site 70 m (200 ft.)

ii. Other permitted uses 40 m (100 ft.)

b) Local Municipal Road/Connecting Link

i. Waste Management Site 70 m (200 ft.)

ii. Other permitted uses 40 m (100 ft.)

21.3.9 Minimum Landscaped Open Space Requirement 10 percent

21.3.10 Maximum Height of Buildings 11 m (36 ft.)

* 1. RESTRICTIONS ON USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor parking in accordance with the provisions of Section 5.2 of this By-law.

* 1. BUFFER STRIP REQUIREMENTS

Where the interior side or rear lot line abuts a Residential or Community Facility Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a buffer strip in accordance with the requirements of Section 4.5 of this By-law.

A pit or quarry, waste management site, salvage yard, aggregate processing plant, asphalt or concrete batching plant and open storage accessory to these permitted uses shall be screened from adjacent uses and streets adjoining the lot, by buildings or enclosed by shrub planting, a planting strip or within a opaque fence, at least 1.8 m (6 feet) in height from the ground. All fences, except those constructed of aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood or metal in good condition.

* 1. RESTRICTIVE INDUSTRIAL – DEPOSIT (M3-d) Zone

Development in the Restrictive Industrial – Deposit (M3-d) Zone shall only be permitted when “d” (deposit) symbol has been deleted by amendment to the zone schedule.

* 1. GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the Restrictive Industrial (M3) Zone shall apply.

* 1. LOADING AND PARKING PROVISIONS

All provisions of Section 5, Loading and Parking Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Restrictive Industrial (M3) Zone shall apply.