Municipality of Centre Hastings

Zoning By-law No. 2002-10

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**SECTION 20 RURAL INDUSTRIAL (M2) ZONE**

No person shall within any Restrictive Industrial (M2) 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

b) a dwelling unit in a portion of a non-residential building;

**20.1.2 Non-Residential Uses**

a) abattoir

b) assembly, fabricating, manufacturing or processing plants

c) buildings supply and lumber yard

d) bulk storage

e) business office, in conjunction with and accessory to a permitted non-residential use

f) communications tower

g) contractor’s yard

h) farm equipment, rental, sales and service

i) fire department station

j) motor vehicle body shop

k) motor vehicle repair garage

l) open storage, in conjunction with and accessory to a permitted non-residential use

m) parking lot

n) printing or publishing establishment

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

p) public works depot

q) retail sales, in conjunction with and accessory to a permitted non-residential use

r) sawmill

s) truck terminal

t) warehouse

u) wholesale establishment

v) workshop

**20.1.3 Accessory Uses**

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

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**20.2 REGULATIONS FOR RESIDENTIAL USES**

* + 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.

**20.2.2** Minimum Gross Floor Area for a Single Detached Dwelling House 84 m² (904 sq. ft.)

**20.2.3** Minimum Ground Floor Area for a Single Detached Dwelling

House that has more than One Storey 60 m² (645.8 sq. ft.)

* + 1. Minimum Dwelling Unit Area for a Dwelling Unit in a Portion

of a Non-Residential Building

a) Bachelor Unit 42 m² (452 sq. ft.)

b) One bedroom Unit 55 m² (600 sq. ft.)

c) For Each Additional Bedroom, Add 10 m² (107 sq. ft.)

**20.2.5** Maximum Number of Dwelling Units 1

**20.2.6** Residential Uses shall comply with the minimum yard requirements for Non-Residential Uses.

* + 1. Residential uses permitted under Subsections 20.1.1 a) and b) shall be incidental and accessory to the non-residential use of the lot and shall be for the use of the owner, caretaker, watchman or other similar persons as are employed on the lot.
  1. **REGULATIONS FOR NON-RESIDENTIAL USES**

**20.3.1** Minimum Lot Area 0.4 ha (1 ac.)

**20.3.2** Minimum Lot Frontage 45 m (150 ft.)

**20.3.3** Minimum Front Yard 23 m (75 ft.)

**20.3.4** Minimum Exterior Side Yard 23 m (75 ft.)

* + 1. Minimum Interior Side Yard

a) Abutting an Industrial Zone 3.0 m (10 ft.)

b) Abutting any other Zone 14 m (46 ft.)

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* + 1. Maximum Rear Yard

a) Abutting an Industrial Zone 12.0 m (40 ft.)

b) Abutting any other Zone 14 m (46 ft.)

**20.3.7** Maximum Lot Coverage of All Buildings 20 percent

**20.3.8** Minimum Setback from Street Centreline

a) Provincial Highway 38 m (125 ft.)

b) Local Municipal Road/Connecting Link 33 m (100 ft.)

**20.3.9** Minimum Landscaped Open Space Requirement 10 percent

**20.3.10** Maximum Height of Buildings 11 m (36 ft.)

* 1. **MINIMUM SERVICES**
     1. A private well with 16 litres per minute (3.5 gallons per minute) supply of potable water.
     2. A private sewage disposal system approved by the appropriate regulatory authority.
     3. Permitted industrial and accessory uses shall be restricted to “dry” uses which shall mean those in which water is not necessary in the manufacturing, processing and/or fabrication of goods and materials or in which water is not necessary to provide a service or goods to the client group. These uses will not result in the need for water supply or sewage disposal systems beyond those requirements normally considered necessary for the personal use of employees. Furthermore, the number of employees shall not exceed the capacity of individual, on-site water supply and sewage disposal services.
  2. **REGULATIONS FOR OUTSIDE STORAGE**

Where outside storage is a permitted use, it shall be subject to the following provisions.

* + 1. Outside storage shall only be permitted as an accessory use of the main building on the lot;
    2. Such outside storage shall comply with the yard and setback regulations for the General Industrial (M2) Zone, as set out in Section 20.3 of this By-law and in addition, no outside storage shall be located closer than 18 m (60 ft.) to any street line;
    3. Such outside storage shall not cover more than 30 percent of the lot area, or cover an area which is in excess of twice the ground floor area of the main building on the lot;
    4. Any portion of a lot used for such outside storage 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

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Aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood or metal in good condition.

**20.5.5** Motor vehicles that are in an operable condition and are for sale may be stored in the front yard provided they do not obstruct site lines or any site triangle.

* 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.

* 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 (M2) 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 Rural Industrial (M2) Zone shall apply.

* 1. **EXCEPTION ZONE PROVISIONS – RURAL INDUSTRIAL (M2) ZONE**
     1. **Rural Industrial Exception No. 1 (M2-1) Zone, Part of Lot 10, Concession 9**

Notwithstanding any provisions of this By-law to the contrary, within the Rural Industrial Exception No. 1 (M2-1) Zone, the following provisions shall apply:

i. Permitted Non-Residential Uses

1. motor vehicle sales establishment

2. motor vehicle repair garage

3. wholesale establishment

4. workshop

5. retail establishment

6. personal service shop

7. service shop

8. veterinary clinic

ii. Minimum lot area 0.15 ha (0.37 ac.)

iii. Minimum lot frontage 44 m (144.3 ft.)

iv. Minimum Setback from Centreline of Municipal Road 22 m (72.17 ft.)

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v. Minimum Front Yard Depth 10 m (32.8 ft.)

vi. Minimum Interior Side Yard Width

1. Abutting any Industrial Zone 3 m (9.8 ft.)

2. Abutting any other zone 7 m (22.96 ft.)

1. Minimum Interior Side Yard Width For Accessory Structures

1. Abutting a residential use or zone 7 m (22.96 ft.)

2. Abutting any other zone 3 m (9.8 ft.)

All other requirements of this By-law shall apply to land zoned M2-1.

* + 1. **Rural Industrial Exception No. 2 (M2-2) Zone, Part of Lot 20, Concession 1**

Notwithstanding the uses permitted in the Rural Industrial (M2) Zone, within the Rural Industrial Exception No. 2 (M2-2) Zone, the only permitted use shall be a model cottage display.

* + 1. **Rural Industrial Exception No. 3 (M2-3) Zone, Lot 4, Concession 12** (Orica Canada)

Notwithstanding any provisions of this By-law to the contrary, within the Rural Industrial Exception No. 3 (M2-3) Zone, the following provisions shall apply:

i. Permitted use shall be limited to the following:

1. Storage of explosives and related products

2. Workshop and business office, accessory and incidental to the storage of

explosives and related products.

All other requirements of this By-law shall apply to land zoned M2-3.