**SECTION 19 GENERAL INDUSTRIAL (M1) ZONE**

No person shall within any General Industrial (M1) 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**

Prohibited

**19.1.2 Non-Residential Uses**

a) builder’s supply outlet or lumber yard

b) bulk storage tanks and related facilities

c) business or professional office provided such use is accessory and incidental to a

permitted non-residential use as otherwise specified herein

d) cartage or transport depot and yard facilities

e) equipment sales and/or rental

f) farm implement and related equipment sales and service establishment

g) feed mill or seed cleaning plant

h) general contractor’s or tradesman’s yard and related shop and office facilities

i) manufacturing, processing, assembly or fabricating plant except any such use which,

from its nature or the materials used therein, is declared to be an offensive or noxious trade, business or manufacture under the *Health Protection and Promotion Act*, as amended, and, the Regulations made thereunder

j) machine or welding shop

k) motor vehicle body shop or repair garage

l) municipal, county, provincial or other public works yard, maintenance depot or firehall

m) outside display and storage of goods and materials where such use is accessory and

incidental to a permitted non-residential use otherwise specified hereunder

n) printing or publishing establishment

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

p) retail commercial outlet where such use is accessory and incidental to a permitted non-

residential use otherwise specified hereunder

q) saw mill and/or planning mill

r) truck repair and maintenance depot

s) warehouse or wholesale establishment

t) workshop

u) parking lot

**19.1.3 Accessory Uses**

Uses, buildings and structures accessory to any of the foregoing uses permitted under 19.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

**19.2 REGULATIONS FOR NON-RESIDENTIAL USES**

* + 1. Minimum Lot Area Requirements

a) public water supply and sewage disposal 900 m² (10,000 sq. ft.)

b) public water supply and private sewage disposal 2320 m² (24,973.10 sq. ft.)

c) private water and sewage disposal 4000 m² (43,057 sq. ft.)

**19.2.2** Minimum Lot Frontage Requirement

a) public water supply and sewage disposal 30 m (100 ft.)

b) public water supply and private sewage disposal 38 m (124.67 ft.)

c) private water supply and sewage disposal 45 m (147.6 ft.)

**19.2.3** Minimum Front Yard 15 m (50 ft.)

**19.2.4** Minimum Exterior Side Yard 15 m (50 ft.)

* + 1. Minimum Interior Side Yard

a) abutting an Industrial Zone 3 m (10 ft.)

b) abutting any other Zone 15 m (50 ft.)

* + 1. Minimum Rear Yard

a) abutting an Industrial Zone 12 m (40 ft.)

b) abutting any other Zone 20 m (65 ft.)

**19.2.7** Maximum Lot Coverage of All Buildings 50 percent

**19.2.8** Minimum Setback from Street Centreline

a) Provincial Highway 33 m (108.27 ft.)

b) Local municipal road/Connecting Link 25 m (82 ft.)

**19.2.9** Minimum Landscaped Open Space Requirement 5 percent

* 1. **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 (M1) Zone, as set out in Section 19.2 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 aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood or metal in good condition.
  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.

* 1. **YARD AND HEIGHT REQUIREMENTS FOR INDUSTRIAL BUILDINGS**

If any portion of a building is erected above a height of 12.2 m (40 ft.), such portion must be set back from the centerline of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum setback, front side or rear yard requirements of this By-law, a further distance of one metre for each metre by which such portion of the building is erected above a building height of 12.2 m (40 ft.)

* 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 General Industrial (M1) 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 General Industrial (M1) Zone shall apply.