

The following provisions shall apply to the use of land and the construction of buildings in all M1 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes, if conducted wholly within enclosed buildings:

(1) Main Industrial Uses

- a) light manufacturing, assembling, processing and for fabricating of goods and materials;
- b) warehousing and storage of goods, but not including salvage yards;
- c) wholesale business;
- 2002-165 d) research and development facility;
- e) training facility and/or commercial school;
- f) business, professional and/or administrative office;
- g) printing and/or publishing establishment;
- h) commercial and/or industrial rental/service business;
- i) industrial and office equipment sales, rental, supply and service; and
- 2019-62 j) business and industrial incubator;
- k) public use.

(2) Accessory Uses, Buildings or Structures

Any use, building or structure which is subordinate and customarily incidental to a main industrial use of the building. These uses would include a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the main building, and occupies not more than five (5) percent of the gross floor area of the main building or 93.0 sq. m., whichever is the lesser.

2. ZONE REQUIREMENTS

- | | | |
|-----|---|-----------------|
| (1) | Front Yard Depth (minimum) | 15.0 m., except |
| | Where the opposite side of the street is in a Residential Zone or RH Zone | 22.8 m. |
| (2) | Rear Yard Depth (minimum) | 7.5 m., except |
| a) | Where the rear yard abuts a railway Residential Zone or RH Zone, 12.0 m., of which the 1.5 m. abutting the lot line shall be maintained as landscaped area. | |
| b) | Where the rear yard abuts a railway right-of-way which will provide loading facilities. | Nil |
| (3) | Interior Side Yard Width (minimum) | 7.5 m., except |
| a) | Where the side yard abuts a lot in a Residential Zone or RH Zone, 12.0 m., of which the 1.5 m. abutting the lot line shall be maintained as landscaped area; or | |
| b) | Where the side yard abuts a railway right-of-way which will provide loading facilities | Nil |
| (4) | Lot Coverage (maximum) | 65% |

- (5) Building Height (maximum) 15.0 m.

3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

4. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

5. FOR OFF-STREET LOADING PROVISIONS

See Part C, Sections 16 and 17.

6. SPECIAL PROVISIONS

- 10413 (1) Notwithstanding the provisions of Subsection 2(1) and 2(3) of this Part V, within the areas zoned M1-1 the minimum front yard shall be 13.7 m. and the minimum side yards shall be 3.0 m. on one side and 7.5 m. on the other side.
- (2) Notwithstanding the provisions of Section 2 of this Part V, within the areas zoned M1-1 the yards existing at the time of the passing of the By-Law shall be deemed to comply with the provisions of this By-Law.
- (3) Notwithstanding the provisions of Subsection 2(5) of this Part V, within the areas zoned M1-2 the maximum height requirement shall not apply.
- 11600 (4) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned M1-3, in addition to those uses already permitted, a retail furniture store having a maximum gross floor area of 1,680 sq. m. shall be a permitted use. Furthermore, within the area zoned M1-3, and notwithstanding the provisions of Section 14, the minimum number of required parking spaces shall be seventy four (74). Within the area zoned M1-3 and notwithstanding the provisions of Part C, Section 15(1)c) the minimum required width of a parking aisle shall be 6.4 m.
- 12357 (5) Notwithstanding the provisions of Subsection 1(1) of this Part V, within the area zoned M1-4, in addition to those uses already permitted, a building supplies retail facility and associated outside storage area shall be developed in accordance with the site plan attached hereto and forming part of this By-Law as Appendix IV.

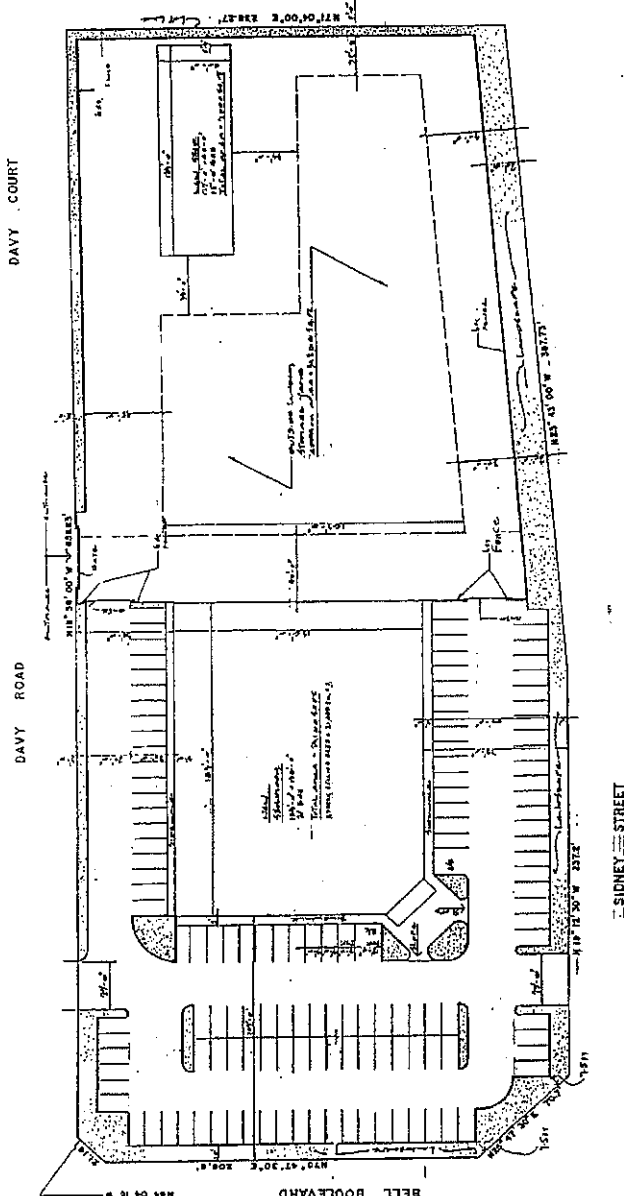
In addition to the provisions of this Part V, within the area zoned M1-4 the following provisions shall apply:

Where open storage is visible from the street, such storage shall be enclosed by adequate screening including a solid privacy fence not less than 1.8 m. in height and by landscaping sufficient to provide a visual screen; and no open storage shall be permitted to be located in a front yard, or closer than 15.0 m. (minimum) to any side lot line (including outside side lot line) or closer than 9.0 m. (minimum) to any rear lot line.

- 13174 (6) Notwithstanding the provisions of Subsection 2(1) of this Part V, within the area zoned M1-5, the minimum outside side yard shall be 7.0 metres.
- 13251 (7) Notwithstanding the provisions of Subsection 1(2) of this Part V, within the area zoned M1-6, in addition to those uses already permitted, a Bus Service Garage shall be a permitted use.

CITY OF BELLLEVILLE
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EDWARD KOZDRA & ASSOCIATES INC. CONSULTING ENGINEERS 1110 S. BELL BOULEVARD BELLLEVILLE, MISSOURI 63802	
CASHWAY BUILDING CO. BELLEVILLE	
SITE PLAN	
SHEET NO.	1730
DATE	11/13/87
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]



APPENDIX II TO BY-LAW NUMBER 12357

APPENDIX IV TO BY-LAW NUMBER 10245

13753 (8) Notwithstanding the provisions of Subsection 2(5) of this Part V, within the area zoned M1-7, the maximum height requirement shall not apply. Furthermore, within the area zoned M1-7, open storage shall be permitted as an accessory use to a main industrial use provided that such storage is located in a rear yard and is enclosed by adequate screening, including a solid privacy fence not less than 1.8 m. in height.

13791 (9) Notwithstanding the provisions of Subsection 2. (5) of this Part V, within the area zoned M1-8 the maximum height requirement shall not apply. Furthermore, within the area zoned M1-8, in addition to those main industrial uses permitted under Section 1.(1) of this Part V, a commercial school and eating establishment accessory to a commercial school shall be permitted.

2002-152(10) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned M1-9, a business, professional and/or administrative office, motorcycle repair and rental shop, and ancillary retail of motorcycle accessories shall be permitted uses in addition to those uses permitted by Section 1(1) of this Part V.

2003-89 (11) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned M1-10, a landscape supply business, bulk storage yard and construction yard shall be permitted uses in addition to those uses permitted by Section 1(1) of this Part V.

~~2006-8 (12) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned M1-11, a medical sports injury clinic and a personal fitness training facility shall be a permitted use in addition to those uses permitted by Section 1(1) of this Part V.~~

2019-134(12) Notwithstanding the provisions of Section 1(1) of this Part V, within the area zoned M1-11, a cannabis processing facility, a medical sports injury clinic, and a personal fitness training facility shall be permitted uses in addition to those uses permitted by Section 1(1) of this Part V.

Furthermore, notwithstanding the provisions of Subsection 2(1) of this Part V, within the area zoned M1-11, the front yard setback shall be 15 metres.

2007-24 (13) Notwithstanding the provisions of this Part V, within the area zoned M1-12, open storage as an accessory use shall be permitted provided such storage is fenced and located in a rear yard no closer than 50 metres to the rear lot line.

2012-103 (14) Notwithstanding the provisions of Section 1 (1) of this Part V, within the area zoned M1-13, the only permitted uses shall be a doctor's clinic, including an associated pharmacy, a day care centre, bank, restaurant, fitness centre, laboratory, x-ray clinic, wellness centre, business, professional and/or administrative office, research and development facility, training facility and/or commercial school, a business incubator (non-manufacturing), artist studio and communications and broadcasting. For the purposes of this By-Law a doctor's clinic shall not include a drug rehabilitation centre.

Furthermore, notwithstanding the provisions of Subsection 2(5) of this Part V, within the area zoned M1-13, the maximum building height shall be one-storey within a 50 metre setback from any lot line that abuts a lot which is located in a residential zone and a 15 metre wide landscaping strip (vegetative buffer and setback) shall be provided in accordance with Part C, Section 19 of this By-Law in perpetuity along any lot line which abuts a lot which is located in a residential zone.

2008-50 Notwithstanding the provisions of Section 1 (1) of this Part V, within the area zoned M1-13-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of the

M1-13-h zone. The 'h' holding symbol shall not be removed from the M1-13-h zone until:

- payment is made to F & S Land Developments Ltd. for the proportionate share of the costs of services for the subject development, or;
- a cost sharing agreement has been entered into with F & S Land Developments Ltd. regarding the provision of the said services.