

PART O - MR - RURAL INDUSTRIAL ZONE

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

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(a) Main Use

- (i) Agricultural Processing Plant
- (ii) Builders' Supply Yard
- (iii) Bulk Storage Yard
- (iv) Contractors' Yard
- (v) Motor Vehicle Repair Garage
- (vi) Open Storage
- (vii) Saw Mill
- (viii) Truck and Transportation Terminal
- (ix) Non Personal Service or Repair Operation
- (x) Rental Outlet
- (xi) Warehousing
- (xii) Manufacturing, storage and distribution of fencing, wooden building trusses and walls and wooden pallets and related products. (3129-95)
- (xiii) Public Use (2019-64)

(b) Accessory Uses, Buildings or Structures

- (i) One dwelling unit for a caretaker or maintenance staff of the land, building or equipment thereof;

- (ii) Any use, building or structure which is subordinate and customarily incidental to a main use. These would include a retail outlet for the purposes 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 percent (5%) of the gross floor area of the main building or 100 square metres whichever is the lesser.

2. ZONE REQUIREMENTS

- (1) Front Yard Depth (minimum): 15 metres, except
where the opposite side of the street is in a residential zone: 22 metres
- (2) Rear Yard Depth (minimum): 7.5 metres
 - (a) where the rear yard abuts a residential zone 12 metres, of which the 1.5 metres 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 metres, except
 - (a) where the side yard abuts a lot in a residential zone 12 metres, of which 1.5 metres 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): 50 percent
- (5) Building Height (maximum): 15.0 metres

3. OPEN STORAGE

- (1) Where open storage is carried on in conjunction with any use permitted under section 1 of this Part O , such open storage shall not be located in any required front yard or required outside side yard.
- (2) Where open storage is located in a yard which abuts a residential zone, or is visible from the street, such open storage shall be enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 1.8 metres.

4. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

(1) In addition to the provisions of Part C, Section 7 , the following requirements shall apply:

(a) Where a dwelling unit is an integral part of the industrial building the minimum gross floor area of such unit shall be as follows:

- (i) Bachelor
- (ii) One Bedroom
- (iii) Two Bedroom
- (iv) Three Bedroom
- (v) Four Bedroom
- (vi) For Each Additional Bedroom

As per the Ontario Building Code

(b) Where a dwelling unit is in the form of a single detached dwelling:
(3129-95)

(i) the provisions of Part I, Sections 2. (3) to (6), and Sections 3, 4, 5 and 6 shall apply; and

(ii) the minimum distance between such dwelling and the main building shall be one half of the combined heights of such dwelling and main building.

(c) The residential requirements shall be in addition to the zone requirements of this Part O.

5. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

6. FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.

7. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Section 1 of this Part O, within the area zoned MR-1, the existing paper mill shall be permitted subject to the requirements and standards existing on the date of the passing of this By-Law.
(3129-95)

(2) Notwithstanding the provisions of Section 1.(1) of this Part O, within the area zoned MR-2, the existing abattoir and meat store shall be deemed to

be permitted uses .
(3129-95)

- (3) This section deleted. (3129-95)
- (4) This section deleted. (3129-95)
- (5) Notwithstanding the provisions of Part O - MR Rural Industrial Zone, Section 1, Permitted Uses, within the area zoned MR-5, a metal manufacturing use shall be a permitted use on the property described as Part of Lot 20, Concession 8 and containing 0.44 hectares.

And notwithstanding Part C, Section 7 (2), the existing building at the date of the passing of this By-Law shall be permitted have a one metre side yard along the southerly lot boundary.
(2316-84) (3129-95)

- (6) Notwithstanding the provisions of Sections 1(1) (a) and (b) and 2(4) of this Part O, within the area zoned MR-6, the only permitted main use shall be warehouse storage. In addition, a maximum of 20.50 square metres of floor area may be used for the processing of premanufactured paint and wallpaper materials and a maximum of 51.25 square metres of floor area may be used for retailing of paint and wallpaper materials. Open storage shall not be permitted within the area zoned MR-6 and the maximum permitted gross floor area in the area zoned MR-6 is 205 square metres.
(2527-87)

Notwithstanding Part o, Section 2 (3) (a), the minimum interior side yard width of the existing concrete building within the area zoned MR- 6 along the easterly lot boundary shall be 1,82 metres, of which 1.5 metres abutting the lot line shall be maintained as a landscaped area. In addition to the requirements of Part o, Section 2(2), 1.5 metres abutting the rear lot line of the area zoned MR-6 shall be maintained as landscaped area. All other applicable provisions of By-Law 2076-80 shall apply.
(2356-85)

- (7) Notwithstanding the provisions of Section 1.(1) of this Part O, within the area zoned MR-7, a salvage yard shall be deemed to be a permitted use and such use shall be subject to all provisions of this By-Law and all other By-Laws of the Corporation as apply.
(2485-86)
- (8) This section deleted.
- (9) (a) Notwithstanding Section 1(1) (a) and (b) of this Part O within the area zoned MR-9, the only permitted uses shall be :

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- Truck and Transportation Terminal;
- Open Storage; and
- Warehousing.

Notwithstanding Section 2 of this Part O, the minimum permitted yard depths and widths for existing buildings shall be recognized as the minimum yard depths and widths for those buildings existing on the first day of November, 1991. Notwithstanding the aforementioned, the existing buildings may be extended or enlarged provided the existing yards are not reduced in depth or width except where any such yards are larger in depth or width than the minimum required by Sections 2 (2) and (3) of this Part O, such yards may be reduced to the minimum yards required by Sections 2(2) and (3) of this Part O. Any main building shall be serviced by and connected to an adequate municipal water supply system.

(2991-93)

- (10) Notwithstanding the permitted uses and accessory uses, buildings or structures of Section 1 and the provisions of Sections 2, 3 and 4 of this Part O, within the area zoned MR-10, no person shall erect or occupy a building or structure or use any building structure or land except in accordance with the following:

(a) PERMITTED USES

(i) Main Uses

- assembly of saw mills;
- assembly of goods;
- warehousing;
- rental outlet;
- non personal service shop or repair operation, excluding a painter's shop or a welding shop
- mini storage building; and manufacturing of metal products.

(ii) Accessory Uses, Buildings or Structures

Any use, building or structure which is subordinate and customarily incidental to the permitted main use shall be permitted and permitted accessory uses may include accessory: office uses; display areas; sales; and warehousing and storage.

Notwithstanding the aforementioned, an accessory dwelling unit shall not be permitted.

- (b) For the purposes of the MR-10 zone "assembly" is defined as follows:

- (i) "assembly" shall mean any operation carried on for the purpose of the putting together of premanufactured parts in order to provide a finished product, but nothing in the aforementioned shall mean to include welding as a main component of such an operation.

(c) ZONE REQUIREMENTS

- (i) Lot Frontage (minimum)

The minimum lot frontage for lands located within the MR-10 zone shall be 190.0 metres.

- (ii) Front Yard Depth (minimum): 15.0 metres

A strip of land with a depth of 3.0 metres abutting the street line shall be maintained as a landscaped area, except for ingress and egress.

- (iii) Interior Side Yard Width (minimum): 15.0 metres

- (iv) Yard Required Adjacent to the Northern Boundary of the MR-10 Zone

That area within the MR-10 zone located within 22.0 metres of the northern boundary of the MR-10 zone shall be maintained as an open, uncovered, unoccupied natural space or yard.

Notwithstanding the aforementioned, a strip of land with a depth of 3.0 metres abutting the northern boundary of the MR-10 zone shall be maintained as a landscape area consisting of grass, cedar hedge and wooden board on board fencing. The wooden board on board fencing shall have a minimum height of 2.4 metres and shall be located on the southern limit of the required 3.0 metre landscape area.

- (v) Special Setbacks

- (a) Storage not within a wholly enclosed building and commercial vehicle parking areas not within a wholly enclosed building or main buildings shall not be located within 75.0 metres of the northern boundary of the MR-10 zone.

- (b) Storage not within a wholly enclosed building and commercial vehicle parking areas not within a wholly enclosed building shall not be located closer to the street line than a main building or located within an interior side yard.

- (vi) Storage Not Within a Wholly Enclosed Building and Commercial Vehicle Parking Areas not within a Wholly Enclosed Building.

With the exception of ingress or egress, a strip of land not less than 3.0 metres in width shall be maintained as a landscaped area with fencing adjacent to any storage area not within a wholly enclosed building or commercial vehicle parking area not within a wholly enclosed building.

- (vii) Floor Area (maximum)

The gross floor area of the one (1) main building used for the assembly of saw mills or assembly of goods shall not exceed 1000 square metres. The gross floor area of the main building used for a manufacturing of metal products use shall not exceed 1800 square metres.

- (viii) Lot coverage (maximum): 50 percent

- (ix) Height (maximum): 15.0 metres

(d) FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

In addition to the zone requirements of the MR-10 Zone, see Part C, Section 7.

(e) FOR OFF STREET PARKING PROVISIONS

In addition to the zone requirements of the MR-10 Zone, see Part C, Sections 15 and 16.

(f) FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.
(3104-94), (3154-95)

- (11) Notwithstanding the requirements of Sections 1(1)(a), 2 (1) and 3 of this Part O, within the area zoned MR-11 the only permitted use shall be the warehouse storage of recreational vehicles and the minimum front yard depth shall be 16.0 metres. (3050-94)