

PART Q – M1 - URBAN INDUSTRIAL ZONE

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

- (1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes provided the same are carried on within wholly enclosed buildings and are not obnoxious by reason of dust, smoke, fumes, gas, soot, cinders, glare, noise vibration or waste.

(a) Main Use

- (i) Manufacturing, processing and fabrication of goods and materials;
- (ii) Warehousing and storage of goods but not including salvage yards;
- (iii) Wholesale business;
- (iv) Truck and/or Transportation Terminal;
- (v) Motor Vehicle Body Shop;
- (vi) Rental Outlet;
- (vii) Non Personal Service or Repair Operation;
- (viii) Business and Industrial Incubator;
- (ix) Business, Professional and/or Administration Office . (3129-95)
- (x) Public Use (2019-64)

(b) Accessory Uses, Buildings or Structures

- (i) Any use, building or structure which is subordinate and customarily incidental to a main use. These would include a retail outlet for the purposes 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) Height (maximum): 15.0 metres

3. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

See Part C, Section 7.
(3129-95)

4. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

5. FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.

6. MINIMUM UTILITIES

- (1) Any main building shall be serviced by and connected to:
 - (a) an adequate municipal water supply system.

(b) an adequate municipal sanitary sewer system.
(3129-95)

7. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Sections 2(2) and (3) of this Part Q the minimum permitted interior side yard width and rear yard depths for existing buildings within the MI-1 zone shall be deemed as the permitted minimums. Notwithstanding the aforementioned, the existing buildings may be extended or enlarged provided the existing interior side yard widths and rear yard depths are not reduced in width or depth except where any such yards are larger in width or depth than the minimum required by Sections 2 (2) and (3) of this Part Q such yards may be reduced to the minimum yards required by the MI zone.
(3129-95)