

**PART Q-1 - MS - SPECIAL INDUSTRIAL ZONE**

The following provisions shall apply to the use of land and the construction of buildings in all MS 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 they are not obnoxious by reason of dust, smoke, fumes, gas, soot, cinders, glare, noise, vibration or waste. (2087-81)

(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) Rental outlet;
- (vi) Business and Industrial Incubator; (vii) Motor Vehicle Repair Garage;
- (viii) Motor Vehicle Body Shop;
- (ix) Non Personal Service or Repair Operation;
- (x) Business, Professional or Administration Office, with a gross floor area not exceeding 500 square metres (3129-95)
- (xi) 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 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 percent (5%) of the gross floor

area of the main building or 100 square metres whichever is the lesser. (3129-95)

### 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 : Nil
  - (b) where the side yard abuts a railway right of way which will provide loading facilities.
- (4) Lot Coverage (maximum): 50 percent
- (5) Height (maximum): 15.0 metres
- (6) Open storage
  - (a) Where open storage is carried on in conjunction with any use permitted under section 1 of this Part Q-1, such open storage shall not be located in any required front yard or required outside side yard.
  - (b) 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.  
(3129-95)

### 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. SPECIAL PROVISIONS

(1) Notwithstanding the generality of the permitted uses as listed under Section 1(1) above, only "dry industries" shall be permitted.

(a) For the purposes of this Part Q-1 a "dry industry" shall be defined as follows:

"Dry Industry" means any industrial operation that does not use water for processing, manufacturing or production purposes; and requires no water for cleaning or washing purposes; and does not discharge nor generate any liquid effluent from its operations. These restrictions shall not apply to the operation of washrooms, cafeteria or firefighting purposes.

(2) In addition to the provisions of Subsection 1(1) of this Part Q-1, within the area zoned MS-1, the uses permitted shall be carried on within wholly enclosed buildings.

(2105-81) (3129-95)

(3) Notwithstanding the provisions of Sections 2(1), 2 (2) and 2(3) of this Part Q-1, within the area zoned MS-1, the minimum yard depth between the western lot line, the southern lot line and the eastern lot line and the nearest part of the industrial building on the site shall be 7.5 metres. The minimum yard depth between the northern lot line and the nearest part of the industrial building on the site shall be 110 metres.

(2105-81) (3129-95)

(4) Notwithstanding the provisions of Section 1 of this Part Q-1, within the area zoned MS-2 the use shall be restricted to the assembly and wholesale of handcraft supplies with an ancillary retail outlet. The provisions of Section 6 (1)a) apply.

(2300-84) (3129-95)

(5) Notwithstanding the provisions of Sections 2(2), 2(3) and 2(4) of this Part Q-1, within the area zoned MS-2, the minimum rear yard depth shall be 1.2 metres, the minimum easterly side yard width shall be 1.2 metres and the minimum westerly side yard width shall be 3.8 metres. The maximum

lot coverage shall be twenty percent (20%).  
(2300-84) (3129-95)

- (6) Notwithstanding the provisions of Section 1(1) -of this Part Q-1 within the area zoned MS-4 the following shall be deemed to be permitted uses in addition to those uses permitted by section 1(1) of this Part Q-1:
- a) - Truck oriented Sales and service Centre
    - Truck Body and Truck Trailer Shop and Appearance Centre
    - Truck and/or Transport Terminal
  - b) For the purposes of the MS-4 zone a 'truck oriented sales and service centre'and a 'truck body and truck trailer shop and appearance centre' are defined as follows:
    - (i) "Truck Oriented Sales and Service Centre" shall mean the use of a building or a portion of a building the purpose of which is for the display and sale of truck trailers and parts and accessories to truck trailers and trucks and the servicing and repairing of truck trailers, trucks and related parts and accessories.
    - (ii) "Truck Body and Truck Trailer Shop and Appearance Centre" shall mean the use of a building or part of a building where services to motor vehicles or a motor vehicle designed to have a combined vehicle and load weight with a combined vehicle and load weight exceeding five (5) tonnes and such services may include painting and/or repairing of truck bodies and truck trailers exteriors and/or undercarriages sign and lettering services and exterior and interior washing, waxing and cleaning.
  - c) All storage shall be located in an enclosed building or structure or shall be enclosed by adequate screening in the form of landscaping or fencing to a height of not less than 1.8 metres.  
(2716-89) (3129-95)
- (7) This section deleted. (3129-95)
- (8) (a) Notwithstanding the provisions of Section 1(1) of this Part Q-1 within the area zoned MS-7, an Ontario Provincial Police Detachment station shall be deemed to be a permitted use in addition to those uses permitted by Section 1(1) of this Part Q-1.  
(2894-92) (3129-95)
- (9) Within the area zoned CH-25/MS, the uses of Sections 7(10) and 7(15) of Part M and Section 1(1) of Part Q-1 are permitted.

Notwithstanding the permitted uses of the CH-25/MS zone, within the area zoned CH-25/MS-H no person shall erect or occupy any building or structure or land for any purposes, other than the use that existed on September 4, 2001. The Holding "H" symbol shall be removed from any lot or lots within the CH-25/MS-H zone in accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, as amended, provided that all of the following are addressed for the lot or lots in question:

- (i) That adequate municipal water and municipal sanitary services are available to connect to the main use on the lot or lots in question to the satisfaction of the City of Quinte West and the City of Belleville. Notwithstanding the foregoing, in those locations where municipal water and municipal sanitary services are not available only those uses which are of a "dry" nature shall be permitted to the satisfaction of the City of Quinte West and the City of Belleville;
- (ii) the completion of a traffic study/review to the satisfaction of the City of Quinte West, the City of Belleville and the Ministry of Transportation; and
- (iii) the completion of a hydrogeological analysis to determine impacts on ground water in conjunction with Quinte Conservation.

For the purposes of this section, a "dry" use would be a use which does not require water for cooling, washing and processing and whose subsurface sewage disposal systems are used solely for the disposal of domestic waste.

(01-99)