

PART Q-2 – M1S - SPECIAL URBAN INDUSTRIAL ZONE

The following provisions shall apply to the use of land and construction of buildings in all M1S 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 (Served by and Connected to Municipal Water Supply System and a Private Sewage Disposal System)

- (i) Builder's Supply Yard
- (ii) Bulk Storage Yard
- (iii) Contractors Yard
- (iv) Open Storage
- (v) Motor Vehicle Body Shop
- (vi) Rental Outlet
- (vii) Non Personal Service or Repair Operation
- (viii) Truck and/or Transportation Terminal
- (ix) Warehousing
- (x) Wholesale Business
- (xi) Mini Storage Building
- (xii) Public Use (2019-64)

(b) Main Use (Served by and Connected to a Municipal Water Supply System and a Municipal Sanitary Sewer System)

- (i) Manufacturing, Processing and Fabrication of Goods and Materials
- (ii) Motor Vehicle Repair Garage

- (iii) Business, Professional and/or Administration Office
 - (iv) Laboratory or Research Establishment
 - (v) Business and Industrial Incubator
 - (vi) This section deleted
 - (vii) Trade School
 - (viii) Those uses in Section 1(1)(a) of this Part Q-2 (3129-95)
 - (ix) Public Use (2019-64)
- (c) Accessory Uses, Buildings or Structures

Any use, building or structure which is subordinate and customarily incidental to a main use including 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 ten percent (10%) of the gross floor area of the main building or 200 square metres, whichever is the lesser.

2. ZONE REQUIREMENTS

- (1) Front Yard Depth (minimum): 15.0 metres, except

Where the opposite side of the street is in any residential, community facility or open space zone then 22.0 metres.

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

- (2) Rear Yard Depth (minimum): 7.5 metres, except

(a) where the rear yard abuts any residential, community facility or open space zone then 15.0 metres, of which the 3.0 metres abutting the lot line shall be maintained as landscaped area

(b) where the rear yard abuts a railway right of way which provides loading facilities: NIL

- (3) Interior Side Yard Width (minimum): 7.5 metres, except

(a) where the side yard abuts any residential, community facility or open space zone then 15.0 metres, of which 3.0 metres abutting the lot line

shall be maintained as landscaped area; or

(b) where the side yard abuts a railway right of way which provides loading facilities: NIL

(4) Storage and Truck and/or Transportation Vehicles Not Within Wholly Enclosed Buildings

(a) 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 or truck and/or transportation vehicle parking or service area not within a wholly enclosed building.

(b) a storage area or truck and/or transportation vehicle parking or service area not within a wholly enclosed building shall not be located in the front yard, outside side yard or within 10.5 metres of any residential, community facility or open space zone.

(5) Private Sewage Disposal System

(a) private sewage disposal systems shall only be located in that area between the main use and an abutting streetline.

(6) Lot Coverage (maximum): 50 percent

(7) Height (maximum): 15.0 metres

3. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

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. HOLDING "H" SYMBOL

(1) Notwithstanding the requirements of Subsection 1(1) of this Part Q-2 within the area zoned M1S-H, no person shall erect or occupy any building or structure or use any building, structure or land for any purposes, other than the use that existed on the first day of November, 1991. The Holding "H" symbol shall be removed from any lot or lots within the M1S-H zone in

accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that all of the following are addressed for the lot or lots in question:

- (a) that adequate and appropriate municipal services are available to service and connect to the main use on the lot in question;
- (b) the submission of engineering or hydrogeological studies regarding any required private sewage disposal system satisfactory to the Ministry of Environment and Energy, the Hastings/Prince Edward Counties Health Unit and the Municipality;
- (c) that a master drainage plan has been completed for the relevant watershed to the satisfaction of the Ministry of Environment and Energy, the Lower Trent Region Conservation Authority, the Ministry of Natural Resources, and the Municipality;
- (d) the submission of grading and drainage plans satisfactory to the Municipality and storm water management plans satisfactory to the Ministry of Environment and Energy, the Ministry of Natural Resources, the Lower Trent Region Conservation Authority, and the Municipality;
- (e) written confirmation from the Ministry of Natural Resources and the Lower Trent Region Conservation Authority that no significant fish or wildlife habitats or wetlands will negatively be impacted by the development of the lot in question; and
- (f) written confirmation of road access approval from the appropriate road authority.
(2991-93)