

SECTION 20 LIGHT INDUSTRIAL (M1) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Light Industrial (M1) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any M1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M1 uses, namely:

- (a) an assembly hall;
- (b) an automobile service station;
- (c) an automotive supply store;
- (d) an automotive use;
- (e) a body shop;
- (f) a builder's yard/building or contracting establishment;
- (g) a bulk sales establishment;
- (h) a commercial storage unit;
- (i) a contractor's yard;
- (j) a dry cleaning and laundry plant;
- (k) an electrical and electronics products industry;
- (l) a food processing plant;
- (m) a general or professional office;
- (n) a general manufacturing establishment;
- (o) a manufacturing and assembly industry;
- (p) a merchandise service shop;
- (q) open storage;
- (r) a parking area;
- (s) a pharmaceutical and medical products industry;
- (t) a processed goods industry;
- (u) a public use;
- (v) a research and development establishment;
- (w) a retail lumber and building supply yard;
- (x) a retail outlet or wholesale outlet accessory to a permitted use;
- (y) a service and repair establishment;
- (z) a service shop;
- (aa) a studio;
- (bb) a vehicle repair garage;
- (cc) a vehicle repair shop;
- (dd) a veterinarian's clinic
- (ee) a warehouse;

- (ff) a wholesale establishment.

(3) ZONE REQUIREMENTS

No person shall within any M1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

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| (a) | LOT AREA (MINIMUM) | 700 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | 30 m |
| (c) | REQUIRED YARDS (MINIMUM) | |

	<u>Lot Abutting Industrial Zone</u>	<u>Lot Abutting Any Other Zone</u>
(i) FRONT YARD DEPTH	9.0 m	18 m
(ii) EXTERIOR SIDE YARD WIDTH	9.0 m	18 m
(iii) INTERIOR SIDE YARD WIDTH	9.0 m	10 m
(iv) REAR YARD DEPTH	7.5 m	15 m

provided that no interior side yard or rear yard is required along any portion of a lot line which abuts a railroad right-of-way

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| (d) | LOT COVERAGE (MAXIMUM) | 60% |
| (e) | LANDSCAPED OPEN SPACE (MINIMUM) | 10% |
| (f) | HEIGHT (MAXIMUM) | 12 m |

provided that is any portion of any building is erected above a height of 12 metres, the required side yard dimensions shall be increased by 1.0 metre for each 1.0 metre by which such portion of the building exceeds 12 metres.

- (g) OPEN STORAGE

Any part of a lot used for open storage shall be fenced.

- (h) NOXIOUS TRADE

No use shall be permitted which from its nature or the materials use herein is declared to be a noxious trade, business or manufacture under the *Health Protection and Promotion Act, 1990*, or regulations thereunder.

- (i) AUTOMOTIVE USE PUMP LOCATION

Notwithstanding any other provisions of this By-Law to the contrary, a pump island together with canopy and kiosk, may be located within any front yard or exterior side yard provided:

- (i) The minimum distance between any portion of the pump island and any lot line shall be 5.0 metres; and
- (ii) Where the lot is a corner lot, no portion of any pump island shall be located

closer than 3.0 metres to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 12 metres from the intersection of such lines

- (j) Accessory Uses, Parking, Setbacks, etc. in accordance with the provisions of Section 3 hereof

(4) SPECIAL PROVISIONS

(a) M1-1 (MOBILE HOME)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated M1-1 on Schedule "A" hereto, a mobile home shall be a permitted use in addition to any use permitted in an M1 Zone.

For the purpose of this Zone, individual mobile homes shall require the following regulations for each unit:

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| (i) | Minimum Frontage Per Unit | 8 m |
| (ii) | Minimum Front Yard Depth | 3.5 m |
| (iii) | Minimum Interior Side Yard Width | 2.5 m on one side and 1.2 m on the other |
| (iv) | Minimum Exterior Side Yard Depth | 3.5 m |
| (v) | Minimum Rear Yard Depth | 3.5 m |
| (vi) | Maximum Building Height | 3.5 m |

(b) M1-2 (BINGO HALL)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated M1-2 on Schedule "A" hereto, a bingo hall shall be a permitted use in addition to any use permitted in an M1 Zone.

(c) M1-3 (ELGIN FEEDS)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated M1-3 on Schedule "A" hereto, a zero lot line setback shall be permitted for existing buildings and structures from the lot line that crosses in a north-south direction with the lot affected by this special provision zone.