

Section 22 - Zone M-3: Industrial/Commercial-Rural

22.1 Permitted Uses

Within a Zone M-3, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

22.2 Regulations

Within a Zone M-3, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

Sub-Section	Column 1	Column 2
	Permitted Uses	Regulations
22.2.1	Any manufacturing, fabricating, assembly, or processing which is a dry industry, repair, indoor storage or warehousing, distribution or transportation operation except for the following:	In conformity with the provisions of sub-section 22.3
(a)	A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne waste including, but not limited to, the following:	

Sub-Section	Column 1
-	manufacturing of asbestos, phosphate or sulphur products(not including fertilizer blending);
-	primary production of chemicals, synthetic rubber, plastic or asphalt;
-	processing or refining of petroleum or coal;
-	salvage or scrap yard, recycling of waste products;
-	tanning or chemical processing of pelts or leather;
-	vulcanizing of rubber or rubber products;
-	stamping, blanking or punch-pressing of metal within 150 metres of a residence not associated with an industrial operation; and
-	a rendering operation.

Sub-section	Column 1	Column 2
22.2.2	Wholesale Outlet	In conformity with the provisions of sub-section 22.3
22.2.3	Veterinary Clinic	In conformity with the provisions of sub-section 22.3
22.2.4	Catering Service (including a small-scale restaurant as an accessory use)	In conformity with the provisions of sub-section 22.3
22.2.5	Service or Repair Enterprise (not including Personal Services)	In conformity with the provisions of sub-section 22.3
22.2.6	Commercial Printing	In conformity with the provisions of sub-section 22.3
22.2.7	Contractor's Office	In conformity with the provisions of sub-section 22.3
22.2.8	Sale of Farm Products	In conformity with the provisions of sub-section 22.3. Notwithstanding the above, parking requirements are one space for each eight square metres of area used for retail sales.
22.2.9	Public Garage or Body Shop	In conformity with the provisions of section 20
22.2.10	Servicing or Wholesaling of Trucks or Machinery (not including a vehicle washing establishment as a main use)	In conformity with the provisions of sub-section 22.3
22.2.11	Sales or Servicing of Farm and Garden Equipment	In conformity with the provisions of sub-section 22.3
22.2.12	Contractor's Yard or Sawmill	In conformity with the provisions of sub-section 22.3
22.2.13	Nursery Stock Outlet or Commercial Greenhouse	In conformity with the provisions of sub-section 22.3
22.2.14	Abattoir	In conformity with the provisions of sub-section 22.3. Notwithstanding the above, an abattoir shall not be permitted within 150 metres of a residence not associated with an industrial operation.
22.2.15	<u>Accessory Uses:</u>	

Sub-section	Column 1	Column 2
(a)	Buildings or structures accessory to the foregoing permitted uses including office	In conformity with the provisions of sub-section 22.3
(b)	Retail or wholesale outlet or showroom for the display, rent and/or sale of only those goods manufactured, assembled or produced on the premises and shall be limited to a maximum of 15% of the Gross Floor Area of the industrial operation, which is measured by the area of the display area, plus a (1) metre aisle space around the display and includes all service counters. By-law 83-2006 passed November 28, 2006 (General Amendment)	
(c)	One (1) only residential dwelling unit may be located within a main building containing a permitted use for the use of a guard, watchman or other person whose presence on the premises is required.	Such dwelling unit shall be fully self-contained and have a floor area of not less than 37 square metres, and not more than 75 square metres, and have a direct means of access by stairs and/or halls.
(d)	Outdoor Storage	May be located in a rear yard but shall not be located in any front yard or any required side yard.

Sub-Section	Column 1
22.2.16	Special Provisions for Use of Front Yard: Notwithstanding any other provisions of this By-law, outdoor display areas may be located in a front yard subject to the following:
(a)	No outdoor display area shall be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard dimension abutting such lot line;
(b)	The total area of outdoor display shall not exceed twenty-five percent (25%) of the total area of the front yard;
(c)	Only goods or products manufactured, assembled, processed or offered for sale or rent on the premises shall be displayed.

22.3 Additional Regulations

Sub-Section	Column 1	Column 2
22.3.1	Minimum Lot Area	1,390 square metres
22.3.2	Minimum Lot Width	30 metres
22.3.3	Minimum Side Yard - Total Both Sides	7.5 metres with not less than 4.5 metres on one side
22.3.4	Minimum Rear Yard By-law 83-2006 passed November 28, 2006 (General Amendment)	7.5 metres
22.3.5	Maximum Building Height By-law 83-2006 passed November 28, 2006 (General Amendment)	15 metres
22.3.6	Maximum Lot Coverage - All Buildings	Fifty Percent (50%) of the Lot Area
22.3.7	Off-Street Parking and Off-Street Loading	In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13