

Section 22C - Zone M-6: Industrial Business Park

By-law 37-2001 passed June 12, 2001

By-law 83-2006 passed November 28, 2006 (General Amendment)

22C.1 Permitted Uses

Within a Zone M-6 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.

22C.2 Regulations

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

22C.3 Sub-Section	Column 1 Permitted Uses	Column 2 Regulations
22C.3.1	Building Supply Centre	22C.4
22C.3.2	Bulk Sales of Landscaping Material such as topsoil, stone, sod, stone-dust, wood chips, mulch, bark and nursery stock but not a garden centre or nursery	22C.4
22C.3.3	Catering Service	22C.4
22C.3.4	Commercial Printing or Laundry	22C.4
22C.3.5	Contractors or Tradesman Establishment	22C.4
22C.3.6	Indoor Storage and Dismantling of Used Metals, Glass, Plastic or Wood	22C.4
22C.3.7	Indoor Storage and Warehousing	22.C.4
22C.3.8	Manufacturing, Assembly, Processing and Repair, except for the following: a) Manufacturing of asbestos, phosphates or sulphur products; b) Primary production of chemicals, synthetic, rubber, plastic or asphalt; c) Processing or refining of petroleum or coal; d) Tanning or chemical processing of pelts and leather; e) Vulcanizing of rubber or rubber products.	22C.4
22C.3.9	Offices	22C.4
22C.3.10	Private Club	22C.4

Sub-Section	Column 1 Permitted Uses	Column 2 Regulations
22C.3.11	Public Garage or Body Shop	22C.4
22C.3.12	Research, Training and Development	22C.4
22C.3.13	Transportation and Distribution Operation	22C.4
22C.3.14	Sawmill	22C.4
22C.3.15	Service and Repair Enterprise	22.C.4
22C.3.16	Truck and Trailer Sales, Sale, Service and Repair of Truck Parts with Limited Accessory Retail	22.C.4
22C.3.17	Truck Fuel Depot/Dispensing	22C.4
22C.3.18	Truck Wash and/or Car Wash	22C.4
22C.3.19	Wholesale Outlet	22C.4
22C.3.20	Accessory Uses: <ul style="list-style-type: none"> a) Buildings or structures accessory to the foregoing permitted uses. 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. c) Outdoor Storage, which may be located in a rear yard but shall not be located in any front yard, except for uses regulated by sub-section 6.27. 	22C.4

- d) A residential unit may be located within the main building containing a permitted use for the use of a watchman, guard or other person whose presence on the premises is required, provided that the unit is fully self contained, has a direct means of outdoor access, is connected to full municipal services and has a floor area in the range between 37 to 70 square metres.

22C.4. Additional Regulations

22C.4.1	Minimum Lot Area	
	(a) Without Municipal Services	1390 square metres
	(b) With Municipal Services	700 square metres
22C.4.2	Minimum Lot Width	
	(a) Without Municipal Services	30 metres
	(b) With Municipal Services	23 metres
22C.4.3	Minimum Building Line Setback	6 metres
22C.4.4	Minimum Side Yard Setback	7.5 metres on both sides with not less than 4.5 metres on one side
22C.4.5	Minimum Rear Yard Setback	7.5 metres
22C.4.6	Maximum Lot Coverage	50 percent
22C.4.7	Maximum Building Height	15 metres
22C.4.8	Parking and Loading	In accordance with the applicable regulations Sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this by-law
22C.4.9	Minimum Parking Space Setback from a Lot Line Abutting a Regional Road Any Other Township Road	5 metres 2 metres
22C.4.10	Minimum Handicap Parking Spaces	In accordance with the applicable regulations in Sub-section 6.13.5
22C.4.11	Minimum Size of Handicap Parking Space	In accordance with Sub-section 6.13.5
22C.4.12	Minimum Parking Aisle Space/Driveway	6.0 metres

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- 22C.4.13 Minimum Service Pump Island 6.0 metres from a lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be a minimum 3.0 metres from the street lot line
- 22C.4.14 Minimum Storage Tank Setbacks 3 metres abutting a lot line
- 22C.4.15 Minimum Stacking Spaces for:
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| Truck Wash | 1 space per washing bay |
| Automatic Car Wash | 4 spaces per washing bay |
| Hand Car Wash | 2 spaces each for the first two washing bays and 1 space for each additional bay |
- 22C.4.16 Limited Accessory Retail in this Section shall mean that a maximum of 10% of the Gross Floor Area may be devoted to complimentary and associated retail items, which is measured by the area of the display areas, plus a 1 metre aisle depth space around the display area.
- 22C.4.17 Outdoor display is permitted in the front yard, provided the total area used for outdoor display shall not exceed 25% of the total area of the front yard, shall not be located within 4.5 metres of any street line nor closer to any side lot line than the required side yard abutting such lot line and shall display only goods or products manufactured, assembled, processed or offered for sale or rent on the premises.
- 22C.4.18 The recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited, except for the use noted in sub-section 22C.3.17.
- 22C.4.19 There shall be no heating, melting, burning, cooking, chemically treating or chemical altering process as part of the use noted in 22C.3.6.
- 22C.4.20 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 wastes is prohibited.
- 22C.4.21 Nothing in the foregoing is to be construed to permit the operation of a junk, scrap, wrecking or storage yard for used material of any kind. This prohibition is not intended to prohibit storage or handling of goods as a use accessory to a use permitted in the zone or the use permitted in Section 22C.3.6.

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- 22C.4.22 Buffer Strip(s) shall be required in conformity with the provisions of subsection 6.15 along lot lines, which abut an Agricultural or Residential Zone.
- 22C.4.23 Main and Accessory Building - notwithstanding any other provisions in this By-law, more than one (1) main and/or accessory building shall be permitted on any lot within this Zone.
- 22C.4.24 A metal stamping or punch pressing operation shall be located a minimum of 300 metres from a residential lot line, a minimum of 150 metres from an office building or a building within the Commercial Zone and a minimum of 100 metres from a building used for a Private Club.
- 22C.4.25 Notwithstanding the Minimum Lot Area, Lot Width and Side Yard Setback in this Section, if the units within an existing building are being subdivided into separate and conveyable lots, then the Minimum Lot Area shall be 350 square metres, the Minimum Lot Width shall be 11 metres, the Internal Side Yard may be zero and the External Side Yard shall be 3.0 metres. Any new lot being created must have frontage on a public road, satisfy the Parking/Loading requirements in this By-law and have an appropriate Right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a public road.
- 22C.4.26 Minimum Gross Floor Space for a freestanding Office Building shall be 279 square metres (3000 square feet).
- 22C.4.27 The Private Club shall not be used for a commercial banquet hall/rental hall and/or used for an organization associated with children/teens.