

SECTION 22B - ZONE M-5: SERVICE INDUSTRIAL

By-law 37-2001 passed June 12, 2001

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

22B.1 Permitted Uses

Within a Zone M-5 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.

22B.2 Regulations

Within a Zone M-5 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.

| 22B.3 | Sub-Section | Column 1 | Column 2 |
|--------------|--------------------|--|---------------------------|
| | | <u>Permitted Uses</u> | <u>Regulations</u> |
| 22B.3.1 | | Auction Operation | 22B.4 |
| 22B.3.2 | | Automotive Sales and Rental | |
| 22B.3.3 | | Automotive Service Station | |
| 22B.3.4 | | Building Supply Centre | |
| 22B.3.5 | | Bulk Sales of Landscaping Material such as topsoil, stone, sod, mulch stone-dust, wood chips, bark and nursery stock, but not a Garden Centre or Nursery | 22B.4 |
| 22B.3.6 | | Carwash | 22B.4 |
| 22B.3.7 | | Catering Service | |
| 22B.3.8 | | Commercial Laundry | 22B.4 |
| 22B.3.9 | | Contractors Establishment or Yard | 22B.4 |
| 22B.3.10 | | Convenience Retail | 22B.4 |
| 22B.3.11 | | Financial Establishment | 22B.4 |
| 22B.3.12 | | Home Brewing Outlet | 22B.4 |
| 22B.3.13 | | Industrial and Farm Equipment Sales and Rental | 22B.4 |
| 22B.3.14 | | Indoor Storage and Warehousing | 22B.4 |
| 22B.3.15 | | Light Manufacturing, Assembly, Processing and Repair | 22B.4 |

| Sub-Section | Column 1 <u>Permitted Uses</u> | Column 2 <u>Regulations</u> |
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| 22B.3.16 | Medical Clinic/Offices | 22B.4 |
| 22B.3.17 | Offices | 22B.4 |
| 22B.3.18 | Printing Establishment | 22B.4 |
| 22B.3.19 | Private Club/Hall or Lodge | 22B.4 |
| 22B.3.20 | Public Garage and/or Gas Bar Fuel Depot/Body Shop | 22B.4 |
| 22B.3.21 | Recreational Vehicles Sale and Rental | 22B.4 |
| 22B.3.22 | Research and Development | 22B.4 |
| 22B.3.23 | Repair, Rental and Service (Rent All) | 22B.4 |
| 22B.3.24 | Restaurant or "Drive-Thru" Restaurant | 22B.4 |
| 22B.3.25 | Sale and Service of Small Engines Machinery | 22B.4 |
| 22B.3.26 | Veterinary Services | 22B.4 |
| 22B.3.27 | Wholesale Outlet | 22B.4 |
| 22B.3.28 | Accessory Uses | 22B.4 |
| | 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 includes construction equipment/machinery (but not cars/small trucks) associated with a contractors yard, which may be located in a rear yard but shall not be located in any front yard or any yard adjacent to a Regional Road, except for uses regulated by sub-section 6.27.
- d) 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.

22B.4. **Additional Regulations**

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| 22B.4.1 | Minimum Lot Area | |
| | (a) Without Municipal Services | 1390 square metres |
| | (b) With Municipal Services | 700 square metres |
| 22B.4.2 | Minimum Lot Width | |
| | (a) Without Municipal Services | 30 metres |
| | (b) With Municipal Services | 20 metres |
| 22B.4.3 | Minimum Building Line Setback | 6 metres |
| 22B.4.4 | Minimum Side Yard Setback | 3 metres |
| 22B.4.5 | Minimum Rear Yard Setback | 7.5 metres |
| 22B.4.6 | Maximum Lot Coverage | 50 percent |
| 22B.4.7 | Maximum Building Height | 10.5 metres |
| 22B.4.8 | Parking and Loading | In accordance with the applicable regulations in Sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law |
| 22B.4.9 | Minimum Parking Space Setback from a Lot Line Abutting a Regional Road | 5 metres |

22B-4

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| | Any Other Township Road | 2 metres |
| 22B.4.10 | Minimum Handicap Parking Spaces | In accordance with Section 6.13.5. |
| 22B.4.11 | Minimum Size of Handicap Parking Space | In accordance with Section 6.13.5 |
| 22B.4.12 | Minimum Parking Aisle Space/Driveway | 6.0 metres |
| 22B.4.13 | Minimum Stacking Spaces for: Drive-Thru Restaurant | 8 spaces at a minimum size of 2.5 metres by 6 metres |
| | Drive-Thru Coffee and Donut Shop | 12 spaces at a minimum size of 2.5 metres by 6 metres |
| 22B.4.14 | 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 |
| 22B.4.15 | Minimum Storage Tanks Setbacks | 3.0 metres abutting a lot line |
| 22B.4.16 | Minimum Stacking Spaces for 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 |
| 22B.4.17 | The Convenience Retail noted in 22.B.3.10 above is limited to one store within the same, contiguous M-5 zoned area shown on the applicable Schedule 'B' map attached to this By-law, with a maximum Gross Floor Area of 300 square metres and shall be part of a Gas Bar or Automotive Service Station operation. | |
| 22B.4.18 | A Free Standing Restaurant/Drive Thru noted in 22.B.3.24 above, is limited to a total Gross Floor Area of 600 square metres within the same, contiguous M-5 zoned area shown on the applicable Schedule 'B' map attached to this By-law. | |

22B-5

- 22B.4.19 Limited Accessory Retail in this Section shall mean that a maximum of 15% 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.
- 22B.4.20 Outdoor display shall be 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 5.0 metres from a property line adjacent to a Regional Road and 3.0 metres from any other 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.
- 22B.4.21 The recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
- 22B.4.22 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.
- 22B.4.23 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.
- 22B.4.24 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.
- 22B.4.25 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.
- 22B.4.26 Minimum Gross Floor Space for a freestanding Office Building shall be 279 square metres (3000 square feet).
- 22B.4.27 All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front facade facing the Regional Road.
- 22B.4.28 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 8 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.