

SECTION 22E - ZONE M-8: GO STATION**22E.1 Permitted Uses**

Within a Zone M-8 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.

22E.2 Regulations

Within a Zone M-8 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.

22E.3	Sub-Section	Column 1	Column 2
		<u>Permitted Uses</u>	<u>Regulations</u>
22E.3.1		Commuter Passenger Railway Operation and Station	22E.4
22E.3.2		Surface Parking or Parking Structure in conjunction with a Commuter Passenger Railway Operation and Station	22E.4
22E.3.3		Personal Service, Restaurant (not a drive thru) Financial Institution and Retail Establishments integrated with and ancillary to a Commuter Railway Station	22E.4
22E.3.4		Free-standing Retail, Restaurant (including drive thru) Financial Institution or Personal Service Establishments integrated with and ancillary to a Commuter Railway Operation	22E.4
22E.3.5		Transit Operation and Station	22E.4
22E.3.6		Accessory Uses	22E.4
		a) Buildings or structures accessory to the foregoing permitted uses.	
		b) No outdoor storage or display permitted to the foregoing permitted uses.	
		c) No accessory residential units permitted to the foregoing permitted uses.	

22E.4. Additional Regulations

22E.4.1	Minimum Lot Area	700 square metres
22E.4.2	Minimum Lot Width	20 metres
22E.4.3	Minimum Building Line Setback	6 metres

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22E.4.4	Minimum Side Yard Setback	3 metres
22E.4.5	Minimum Rear Yard Setback	7.5 metres
22E.4.6	Minimum Setback Adjacent to A Railway	0 metres
22E.4.7	Maximum Lot Coverage - all buildings except parking structures	50 percent
22E.4.8	Maximum Building Height	4 Storey or 16 metres whichever is less
22E.4.9	Parking and Loading including Handicap Parking	In accordance with the applicable regulations in Sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
22E.4.10	Minimum Parking Space Setback from a Lot Line Abutting a Regional Road Any Other Township Road	5 metres 2 metres
22E.4.11	Minimum Parking Aisle Space/Driveway	6.0 metres
22E.4.12	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
22E.4.13	That the ancillary Retail, Restaurant, Financial and/or Personal Service Establishments integrated within the Commuter Railway Station building as noted in Section 22E3.3 shall have a total maximum gross floor area, combined, of 15% of the total gross floor area of the Commuter Railway Station building.	
22E.4.14	That the free-standing ancillary Retail, Restaurant (including a drive-thru), Financial and/or Personal Service Establishments as noted in Section 22E3.4 shall have a total maximum land area, combined, which includes the building, required parking, driveways and loading, as well as associated landscaping areas, of 15% of the total land area within the contiguous M-8 Zone.	
22E.4.15	That the maximum unit size for a Retail, Restaurant, Financial or Personal Service Establishments noted in 22E.3.3 and 22E.3.4 above, shall be limited to a total gross floor area of 300 square metres.	

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- 22E.4.16 That the recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
- 22E.4.17 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.
- 22E.4.18 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.
- 22E.4.19 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.
- 22E.4.20 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.