

SECTION 7 INDUSTRIAL ZONES

7.1 INDUSTRIAL ZONE – M1

7.1.1 General Prohibition

Within an Industrial Zone – M1, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section and also such use, building or structure, shall be in accordance with the regulations contained or referred to in this Section.

7.1.2 Permitted Uses

Adult Entertainment Parlor
Ambulance Depot
Animal Hospital
Attached Accessory Dwelling Unit
Auction Centre
Automobile Body Shop
Automobile Car Wash
Automobile Gas Bar
Automobile Sales Agency
Automobile Service Station
Banquet Hall
Catering Establishment
Commercial Entertainment Establishment
Commercial School
Conference Centre
Contractors Shop
Data Processing Center
Eating Establishment
Enclosed Warehouse and Storage
Factory Outlet
Fitness Club
Laboratory
Manufacturing Facility
Marina Dry Land
Mobile Fast Food Facility
Multi Occupancy Industrial Building
Office Uses Accessory to a Permitted Use
Place of Assembly
Printing Establishment
Private Club
Professional Office
Public Use

Radio and Communication Use
 Recreational Vehicle and Vessel Sales and Rental Agency
 Rent-all Shop
 Self Storage Units
 Training and Rehabilitation Centre
 Welding and Metal Fabrication Plant

7.1.3 Zone Requirements

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|----------|--|---------------------|
| 7.1.3.1 | Minimum Lot Area | 4000 m ² |
| 7.1.3.2 | Minimum Lot Frontage | 30 .0 m |
| 7.1.3.3 | Maximum Lot Coverage | 60% |
| 7.1.3.4 | Minimum Yard Setbacks | |
| | (a) Front | 7.5 m |
| | (b) Rear | 8.8 m |
| | (c) Interior side | 6.0 m |
| | (d) Exterior side | 7.5 m |
| 7.1.3.5 | Maximum Building Height | 11.0 m |
| 7.1.3.6. | Outside storage is permitted but it shall be concealed from sight from all adjacent streets and residential zones. | |

7.1.4 Zone Exceptions

The following Zone Exceptions shall have the same permitted uses and zone provisions as the regular M1 Zone except as noted.

7.1.4.1 M1-1

Notwithstanding Section 7.1.3.5 the following shall apply to the lands described as Part Lots 107 and 108, Concession 2 (Tay) and more particularly described as Parts 1 to 7, 9 to 11, Plan 51R-21160 and known municipally as 420 Bayshore Drive and Zoned M1-1:

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|-----------------------------|-----------|
| (a) Maximum Building Height | 30 metres |
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7.1.4.2 M1-2

Notwithstanding Section 7.1.2 the following additional use shall also be permitted on those lands know municipally as 1001 Beamish Road and Zoned M1-2:

Hotel

7.1.4.3 M1-3

Notwithstanding Sections 7.1.2 and 7.1.3.5, of By-law 2004-90, as it pertains to those lands zoned M1-3 (16928 Highway 12), permitted uses shall include a “Hotel” and the following zone provision shall apply:

Maximum Building Height 19 metres or 5 storeys, whichever is less