

Section 23C

23C. Energy Park Light Industrial (ML1) Zone

Deleted by By-Law 2015-062

23C.2 Permitted Uses

No person shall within the Energy Park Light Industrial (ML1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

- i) Energy-related business or administrative office;
- ii) Energy-related commercial or technical school;
- iii) Energy industry;
- iv) Outside storage of goods and materials where such use is accessory and incidental to a permitted use; and
- v) Research and development facility.

23C.3 Regulations

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|----|---|---|
| a. | Lot Area (minimum) | 0.5 hectares |
| b. | Lot Frontage along Energy Drive, a Future Public Street shown on Schedule 1 (minimum) | 50 metres |
| | Lot Frontage along Other Roads (minimum) | 30 metres |
| c. | Yard Requirements | |
| | i) Front Yard | |
| | Along Energy Drive | 6 metres (minimum) to
8 metres (maximum) |
| | Along other roads | 4 metres (minimum) to
8 metres (maximum) |
| | ii) Exterior Side Yard | 4 metres (minimum) to
8 metres (maximum) |
| | iii) Interior Side Yard (minimum) | 5 metres |
| | iv) Rear Yard (minimum) | 10 metres |
| d. | Lot Coverage (maximum) | 60% |
| e. | Landscaped Open Space (minimum) | 10% |

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- f. Building Height (minimum) 5 metres
- g. Landscaping Strip Width Requirements (minimum)
 - i) Front Yard and Exterior Side Yard 4 metres
 - ii) Interior Side Yard and Rear Yard 2 metres
- h. The length of the building façade of the first building constructed along the front lot line of a lot shall be a minimum width representing 40% of the total length of the lot frontage.
- i. Parking areas are not permitted within the required front yard or exterior side yard.

23C.4 Regulations for Servicing, Loading and Garbage Areas

Servicing, loading and garbage areas shall be located in the rear or interior side yard and shall be screened from view. Servicing and loading areas in an interior side yard shall be set back a minimum of 10 metres from the front of the building.

23C.5 Regulations for Outside Storage

- a. A maximum of 25% of the lot area may be used for outside storage.
- b. Maximum height of outdoor storage area 3 metres
- c. Outside storage of materials shall be screened from public streets adjoining the lot by a combination of buildings, berms or landscaped open space.

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23D. Energy Park General Industrial (ML2) Zone

Deleted by By-Law 2015-062

23D.2 Permitted Uses

No person shall within the Energy Park General Industrial (ML2) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

- a. Energy industry;
- b. Energy-related commercial or technical school;
- c. Outside storage of goods and materials where such use is accessory and incidental to a permitted use; and
- d. Research and development facility.

23D.3 Regulations

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| a. | Lot Area (minimum) | 0.5 hectares |
| b. | Lot Frontage (minimum) | 30 metres |
| c. | Yard Requirements | |
| | i) Front Yard and Exterior Side Yard | 4 metres (minimum) to 8 metres (maximum) |
| | ii) Interior Side Yard (minimum) | 5 metres |
| | iii) Rear Yard (minimum) | 10 metres |
| d. | Lot Coverage (maximum) | 60% |
| e. | Landscaped Open Space (minimum) | 10% |
| f. | Building Height (minimum) | 5 metres |
| g. | Landscaping Strip Width Requirements (minimum) | |
| | i) Front Yard and Exterior Side Yard | 4 metres |
| | ii) Interior Side Yard and Rear Yard | 2 metres |

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- h. The length of the building façade of the first building constructed along the front lot line of a lot shall be a minimum width representing 40% of the total length of the lot frontage.
- i. Parking areas are not permitted within the required front yard or exterior side yard.

23D.4 Regulations for Servicing, Loading and Garbage Areas

Servicing, loading and garbage areas shall be located in the rear or interior side yard and shall be screened from view. Servicing, loading and garbage areas in an interior side yard shall be set back a minimum of 10 metres from the front of the building.

23D.5 Regulations for Outside Storage

- a. A maximum of 50% of the lot area may be used for outside storage.
- b. Maximum height of outdoor storage 5 metres
- c. Outside storage of materials shall be screened from public streets adjoining the lot by a combination of buildings, berms or landscaped open space.

23D.6 Special Exceptions-Energy Park General Industrial (ML2) Zone

23D.6.1 Energy Park General Industrial Exception (ML2-1) Zone

Notwithstanding Section 23D, those lands zoned ML2-1 on the Schedules to this By-law, in addition to the uses and regulations permitted in the ML2 Zone, may also be used for the purposes of an automotive auction and a motor vehicle wrecking yard subject to the following:

- a. Definitions:

Automotive Auction: shall mean the use of land, buildings or structures or part thereof, used for the storage of motor vehicles which are to be sold on the premises by public auction.

- b. Regulations:

- i) Lot Area (minimum) 10 hectares

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- ii) The maximum building area to be used for automotive auction and motor wrecking 1400 square metres
- iii) Maximum height of outside storage associated with automobile auction and motor vehicle wrecking yard 3 metres
- iv) No portion of the lot used for outside storage shall be visible from an abutting property or an improved public street.