

## Section 15 Industrial (M1) Zone

No person shall use any land or erect, alter or use any building or structure in the Industrial (M1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

### 15.1 Permitted Uses

- Airport
- Bulk Sales Establishment
- Contractor's Yard
- Forest Products Processing Facility
- Hydro Generating Station
- Hydro Transmission Station
- Industry Storage
- Machine Shops
- Light Industrial Uses (Class I)
- Medium Industrial Uses (Class II)
- ~~- Heavy Industrial Uses (Class III)~~
- Self Storage Facility
- Sewage Treatment Facility
- Transportation Depot
- Warehouse
- Water Treatment Facility

### 15.2 Zone Requirements

#### Minimum Lot Area

Where serviced by full  
municipal services.....2,045 m<sup>2</sup> (22,012.2 ft<sup>2</sup>)

Where serviced by  
individual on-site services .....2 ha (4.94 ac)

Minimum Lot Frontage..... 30 m (98.43 ft)

Where serviced by full  
municipal services..... 30 m (98.43 ft)

Where serviced by  
individual on-site services ..... 60 m (196.85)

#### Main Buildings

Maximum Lot Coverage.....50%

Maximum Height..... 12 m (39.37 ft)

#### Minimum Yard Requirements

##### Front Yard

Where front yard abuts a street opposite  
a residential zone, Institutional (I)

Zone or Open Space (OS) Zone ..... 15 m (49.21 ft)

All other cases..... 4.5 m (14.76 ft)

Interior Side Yard..... 4.5 m (14.76 ft)

Where interior side yard abuts a



residential zone, Institutional (I)	
Zone or Open Space (OS) Zone .....	12 m (39.37 ft)
All other cases.....	4.5 m (14.76 ft)
Exterior Side Yard	
Where exterior side yard abuts a street opposite	
a residential zone, Institutional (I)	
Zone or Open Space (OS) Zone .....	12 m (39.37 ft)
All other cases.....	4.5 m (14.76 ft)
Rear Yard	
Where rear yard abuts a street opposite	
a residential zone, Institutional (I)	
Zone or Open Space (OS) Zone .....	12 m (39.37 ft)
Where rear yard directly abuts a residential	
zone, Institutional (I) Zone or	
Open Space (OS) Zone.....	15 m (49.21 ft)
All other cases.....	7.5 m (24.61 ft)
Accessory Buildings and Structures	
Maximum Number of Dwelling Units per Lot .....	1
Maximum Lot Coverage.....	10%
Maximum Height.....	1 storey or
	6 m (19.69 ft), whichever is lesser
Minimum Yard Requirements .....	In accordance with
	Sections 3.2(c) and (f)

### 15.3 Additional Provisions

#### (a) Buffer Strip

Where the Industrial (M1) Zone abuts an Institutional (I) Zone, Open Space (OS) Zone, **residential zone** or lands where the main use is residential, a **buffer strip** shall be provided and maintained along the abutting **lot lines** having a minimum width of 3 m (9.84 ft) and shall be in compliance with Section 3.6 of this By-Law.

#### (b) Automobile Wrecking Yards and Scrap Metal Yards

Where land is used for the purpose of a **salvage yard** (including automobile wrecking yard, junk yard and scarp metal yard) or a similar **use**, the storage of derelict automobiles, scrap metal, junk or similar materials shall not take place in the **front yard** or **exterior side yard**, but may take place in an **interior side yard** or **rear yard** where a natural or artificial screen is to be provided to obscure the industrial property from the **street** or adjoining properties that abut it.

#### (c) Accessory Residential Use

One (1) **dwelling unit** shall be permitted as an **accessory use** to a permitted main **use** in the Industrial (M1) Zone. Such dwelling unit shall be a **single detached dwelling** and shall be separated from the **main building** a minimum of 10 m (32.8 ft). Such dwelling unit shall be for the sole use of a watchman or employee whose residence on the premises is essential to the industrial use.



- (d) **Accessory uses, buildings and structures**, special separation distances and setbacks, parking, street frontage and other general provisions shall be in accordance with Section 3 of this By-Law.

### 15.3 Site Specific Provisions

- (a) **M1-1 Zone (Sewage Lagoon): 23R-6177 Parts 1-4; 23R-6208 Parts 1-3**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned M1-1, a **sewage lagoon** shall be the only use permitted.

- (b) **M1-2 Zone: (Waste Disposal Sites): 23R-6366 Parts 1-2 & Part of Parts 3 & 4; KRL 128 and 131 (8543 Highway 125); Highway 105**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned M1-2, a **waste disposal site** shall be the only use permitted.

- (c) **M1-3 Zone: 18 Young Street**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned M1-3, no lands shall be used except for a **building supply outlet** with a commercial **accessory use**. Such **commercial use** shall not exceed 50% of the total **floor area** of the **main building**, and shall not exceed a maximum floor area of 278 m<sup>2</sup> (2,992.4 ft<sup>2</sup>). Other uses permitted in the M1-3 zone include a **seaplane base, docks and accessory uses**, extractive uses such as **quarries** for extracting sand, clay, gravel, earth, stone, shale, peat and amethyst and accessory uses.

- (d) **M1-4 Zone: 81 Highway 105**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned M1-4, no lands shall be used except for a repair shop, storage yard for forestry and construction equipment and accessory uses.

