

SECTION 21 - VILLAGE INDUSTRIAL (M4) ZONE REGULATIONS

21.1 GENERAL USE REGULATIONS

21.1.1 Permitted Uses

No land, building, or structure shall be used or erected in the Industrial (M4) Zone except for the following purposes:

Bulk sales establishment;

Contractor's yard;

Dog pound;

Industrial use light;

Industrial use general;

Lumber and building materials yard;

Machine or welding shop;

Motor Vehicle Sales Establishment;

Public garage;

Truck terminal;

A commercial use as an accessory use;

One dwelling unit located in a portion of a non-residential building, in conformity with the floor space regulations for the VRI Zone, for one caretaker or one person and his family employed in the manufacturing and industrial operations or uses permitted in this section.

21.1.2	<u>Minimum Lot Area</u>	2000 m ²
21.1.3	<u>Minimum Lot Frontage</u>	30 m
21.1.4	<u>Maximum Lot Coverage</u>	65 %
21.1.5	<u>Maximum Building Height</u>	12 m
21.1.6	<u>Minimum Front Yard</u>	9 m

21.1.7 **Maximum Side Yard**

Where the use abuts a Residential or Parkland Zone: 8 m
 All other cases: 5 m

21.1.8 **Minimum Rear Yard**

Where the use abuts a Residential or Parkland Zone: 15 m
 All other cases: 7.5 m

21.1.9 **Outdoor Storage**

No outdoor storage shall be permitted in the front, side, or rear yard where such yard fronts onto, lies opposite, or abuts a Residential or Parkland Zone.

21.1.10 **Buffer Strips**

Where a Village Industrial (M4) Zone abuts any Residential Zone, a buffer strip as provided in Section 4.25 of this By-law, as amended, shall be provided and the minimum width of the planting strip shall be not less than 4.5 metres.

21.2 SPECIAL USE REGULATIONS

21.3 EXCEPTIONS - Village Industrial (M4) Zone

21.3.1

21.3.1.1 Defined Area

M4-1 as shown on Schedule “B”, Map No. 1B

21.3.1.2 Permitted Uses

One dwelling unit as a main or accessory use in addition to all other uses permitted in the M4 Zone.

21.3.1.3 Prohibited Uses

More than one dwelling unit.

21.3.2

21.3.2 Defined Area

M4-2 as shown on Schedule “B”, Map No. 1B

21.3.2 **Minimum Lot Area**

2,875 m²

21.3.3 **Permitted Uses**

One (1) residential dwelling on one lot, in addition to all other uses permitted in the Village Industrial (M4) Zone.