

**SECTION 8
INDUSTRIAL ZONES**

8.1 GENERAL PROHIBITION

No person shall, within any **Industrial Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any use other than as permitted in **Table 8.1** of Subsection 8.2 and in accordance with the standards contained in **Table 8.2** of Subsection 8.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

8.2 PERMITTED USES

Uses permitted in an **Industrial Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted use in **Table 8.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 8.1**.

The **Industrial Zones** established by this By-law are as follows:

- MP** **Prestige Industrial**
- MS** **Serviced Industrial**
- MU** **Unserviced Industrial**
- MA** **Airport Industrial**
- MX** **Extractive Industrial**
- MD** **Waste Management**

TABLE 8.1

USE	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
Adult Video Store		✓				
Airport				✓		
Bulk Storage Facility		✓	✓			
Business Office	✓					
Contractor's Facility		✓	✓			
Dry Cleaning or Laundry Plant	✓	✓				
Equipment Storage Building	✓	✓	✓			
Factory Outlet	✓	✓	✓			

USE	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
<i>Farm</i>					✓	
<i>Financial Institution</i>	✓(1)(2)					
<i>Gasoline Pump Island, Accessory</i>	✓	✓	✓	✓		
<i>Gravel Pit</i>					✓	
<i>Industrial Use</i>	✓	✓	✓			
<i>Light Equipment Rental Establishment</i>	✓	✓				
<i>Maintenance Garage, Accessory</i>	✓	✓	✓			
<i>Merchandise Service Shop</i>	✓	✓	✓			
<i>Motor Vehicle Body Shop</i>		✓	✓			
<i>Motor Vehicle Compound</i>		✓	✓			
<i>Motor Vehicle Gas Bar</i>		✓				
<i>Motor Vehicle Repair Facility</i>		✓	✓			
<i>Motor Vehicle Towing Facility</i>		✓	✓			
<i>Open Storage Area, Accessory</i>		✓	✓	✓	✓	
<i>Outside Display or Sales Area, Accessory</i>		✓	✓			
<i>Place of Assembly</i>	✓					
<i>Place of Worship</i>	✓					
<i>Quarry</i>					✓	
<i>Research Establishment</i>	✓	✓				
<i>Restaurant</i>	✓(1)(2)	✓(2)		✓(1)(2)		
<i>Retail Store, Accessory</i>	✓	✓(1)				
<i>Sanitary Landfill Site</i>						✓

USE	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
Sewage Treatment Facility						✓
Training Facility	✓					
Transportation Depot		✓	✓			
Warehouse	✓	✓	✓			
Warehouse, Public Self-Storage	✓	✓	✓			
Warehouse, Wholesale	✓	✓	✓			
Waste Processing Facility						✓
Waste Transfer Facility						✓

Footnotes for Table 8.1

- (1) Must comply with Section 8.4.1
- (2) Must comply with Section 8.4.2

8.3 ZONE STANDARDS

No person shall, within any **Industrial Zone**, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone standard, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of Table 8.2.

8.4 SPECIAL PROVISIONS AND STANDARDS FOR INDUSTRIAL ZONES

8.4.1 Retail Store, Accessory shall comply with the following provisions:

- a) An Accessory Retail Store shall only be permitted as accessory to a permitted industrial use and for the retail sale and/or display of products manufactured or assembled on the premises;
- b) An Accessory Retail Store shall only be located on the ground floor of the building in which the industrial use is located;
- c) The area devoted to an accessory retail store shall not exceed 500m² or 15% of the total gross floor area devoted to the industrial use, whichever is less; and
- d) An Accessory Retail Store may be permitted in a free-standing building located on the same lot as a permitted industrial use, provided that the total net floor area of the Accessory Retail Store does not exceed 300m².

8.4.2 Financial Institution and/or Restaurant shall comply with the following provisions:

- a) The area devoted to the *Financial Institution* or *Restaurant* shall not exceed 15% of the total gross floor area of all buildings on a lot, to a maximum of 500m².

TABLE 8.2

STANDARD	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
Lot Areas (Minima):	925 m ²	925 m ²	4,000 m ²	Nil	1 ha	
Sanitary landfill site						4 ha
Other Non-Residential uses						1 ha
Lot Frontage (Minimum)	30 m	30 m	50 m	30 m	10 m	10 m
Building Area (Maxima)	50%	50%	10%	(9)	900 m ²	
Sanitary landfill site						180 m ²
Sewage treatment facility						20%
Other Non-Residential uses						35%
Yards (Minima)	(14)	(14)	15 m		(15)	
From a lot line abutting a zone other than an Industrial zone				30 m		
From any other lot line				21 m		
Front Yards (Minima)					30 m	18 m
From a front lot line abutting a Residential zone	20 m					
From a front lot line abutting a Residential zone or a lot containing a Residential use		20 m				
From a front lot line abutting a Provincial Highway	14 m					
From any other front lot line	9 m	9 m				
Exterior Side Yards (Minima)					30 m	18 m
From an exterior side lot line abutting a Residential zone	15 m					
From an exterior side lot line abutting a Residential zone or a lot containing a Residential use		15 m				
From an exterior side lot line abutting a Provincial Highway	14 m					
From any other exterior side lot line	7.5 m	7.5 m				
Rear Yards (Minima)						
From a rear lot line abutting a Residential zone or a lot containing a Residential use		15 m				
From a rear lot line abutting a Residential zone	15 m				90 m	
From a rear lot line abutting a Provincial Highway	14 m					
From a rear lot line abutting a zone other than an MD or MX Zone						15 m
From any other rear lot line	7.5 m	7.5 m			30 m	3 m
Interior Side Yards (Minima)						

STANDARD	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
From an <i>interior side lot line</i> abutting a zone other than an MD or MX Zone						15 m
From any other <i>lot line</i>						3 m
From an <i>interior side lot line</i> abutting a Residential zone					90 m	
From any other <i>interior side lot line</i>	(1)	(5)			30 m	
From an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use	15 m	15 m				
Gasoline Pump Island, Accessory Setbacks (Minima)				30 m (11)(16)		
From any <i>street line</i>	(21)	6 m (16)	6 m (16)			
From any other <i>lot line</i>	4.5 m (16)	4.5 m (16)	4.5 m (16)			
Excavation Setbacks (Minima)						
From any <i>lot line</i>					15 m	
From any <i>street line</i>					30 m	
Accessory Open Storage Area Setbacks (Minima)		(19)	(20)			
From any <i>lot line</i> which abuts a Residential zone					90 m	
From any other <i>lot line</i>					30 m	
Accessory Outside Sales or Display Area Setback (Minimum)						
From any <i>street line</i>		9 m				
Building Heights (Maxima)	18 m	12.2 m	12.2 m		25 m	12.2 m
Residential <i>buildings</i>				10.5 m		
Non-Residential <i>Building</i>				12.2 m		
Landscaping Area (Minimum)	10% (13)	10%	10%		5%	25%
Net Floor Area (Maxima)						
<i>Factory Outlet</i>	20% (3)	20% (6)				
An indoor Sales Display Area associated with a <i>Wholesale Warehouse</i>	33% (4)					
Planting Strip Width (Minimum):	6 m	6 m	3 m	15 m	15 m	7.5 m
Planting Strip Location	(2)(17) (18)	(7)(17) (18)	(8)	(10)	(10)	(12)
Landfill Area Setbacks (Minima)						
From any <i>street line</i>						30 m
From any <i>lot line</i> which abuts a zone other than an MD or MX Zone						90 m
Driveway Setbacks (Minima)						
From a <i>lot line</i> abutting a Residential zone	4.5m					
Where a <i>driveway</i> forms part of a mutual <i>driveway</i> on an adjacent <i>lot</i>	Nil					
From any other <i>lot line</i>	1.5m	1.5m	1.5m	3m	3m	3m

STANDARD	ZONE MP	ZONE MS	ZONE MU	ZONE MA	ZONE MX	ZONE MD
From a <i>lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use		4.5m	4.5m			
From a <i>lot line</i> abutting a zone other than an Industrial zone				9m		
From a <i>lot line</i> abutting a zone other than an MX or MD zone					9m	9.5m
Parking Space Setbacks (Minima)						
From any front <i>lot line</i>	6m	6m				
From any other <i>lot line</i>	3m	3m				
From any <i>street line</i>			1.5m	3m	3m	3m
From any <i>lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use			4.5m		9m	
From any <i>lot line</i> abutting a zone other than an Industrial zone				9m		
From any <i>lot line</i> abutting a zone other than an MD or MX zone						9m

Footnotes For Table 8.2

- (1) **MP Zone** – Minimum *interior side yard* from any other *interior side lot line* shall be 3m on one side, 6m on other side
- (2) **MP Zone** – A *planting strip* shall be required along each *front lot line* and each *exterior side lot line* and along any portion of a rear *lot line*, which abuts a Residential zone line or a *lot* containing a Residential use, and along any portion of an *interior side lot line* which abuts a Residential zone or a *lot* containing a Residential use.
- (3) **MP Zone** – The maximum *net floor area* of a *factory outlet* shall be 20% of the *net floor area* of the *industrial facility* to which it is accessory.
- (4) **MP Zone** – The maximum *net floor area* of a sales display area associated with a *wholesale warehouse use* shall be 33% of the total *net floor area*.
- (5) **MS Zone** – The minimum *interior side yard* from any other *interior side lot line* shall be 3m on one side; 6m on other side.
- (6) **MS Zone** – The maximum *net floor area* of a *factory outlet* shall be 20% of the *gross floor area* of the *industrial use* to which it is accessory.
- (7) **MS Zone** – A *planting strip* shall be required along each *front lot line*.
- (8) **MU Zone** – A *planting strip* shall be required along any portion of a rear *lot line* and any portion of an *interior side lot line* which abuts a Residential zone or which abuts a *lot* containing a Residential use.
- (9) **MA Zone** – The maximum *building area* shall be the lesser of: 5%; or 0.4 hectares.

- (10) **MA Zone, MX Zone** – A *planting strip* shall be required along each *front lot line*. A *planting strip* shall also be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abut a Residential zone.
- (11) **MA Zone** – No *accessory gasoline pump island* shall be located closer to any *lot line* than 30m.
- (12) **MD Zone** – A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abut a zone other than an **MD** or **MX** zone.
- (13) **MP Zone** - The required minimum *Landscaping Area* for a *corner lot* shall be 12.5%
- (14) **MP Zone, MS Zone** - Notwithstanding any *building setback* provisions to the contrary, no *building setback* shall be required from any portion of a *lot line* which abuts a railroad right-of-way.
- (15) **MX Zone** - Notwithstanding any *building setback* provisions to the contrary, no *building setback* shall be required from any portion of a *lot line* which abuts a railroad right-of-way or abuts another *lot* in an **MX** Zone.
- (16) **MP Zone, MS Zone, MU Zone, MA Zone** - *Accessory Gasoline Pump Island Setback* – Where an *Accessory Gasoline Pump Island* includes a canopy or roof *structure*, the required *setback* shall be measured to the nearest part of the canopy or roof *structure*.
- (17) **MP** and **MS Zone** – In addition to the *Planting Strip Widths and Locations* noted in **Table 8.2**, the following provisions shall also apply:
- | | | |
|-------|--|-------|
| (i) | Minimum width abutting an arterial road or Provincial Highway | 9.0m |
| (ii) | Minimum width where truck <i>parking</i> or <i>loading spaces</i> are provided adjacent to an arterial road or Provincial Highway | 12.0m |
| (iii) | Minimum width required on all <i>interior side yards</i> except where there is a mutual <i>driveway</i> along an <i>interior side lot line</i> . | 1.5 m |
- (18) **MP** and **MS Zone** – Tullamore Industrial Commercial Secondary Plan Area– A *planting strip* along an arterial road shall be a minimum of 12m, and a *planting strip* for all internal roads within the Tullamore Industrial Commercial Secondary Plan Area shall be a minimum of 8m.
- (19) No open storage area shall be located:
- (i) In a *front yard* or *exterior side yard*; or
 - (ii) Closer than 6 metres to any *lot line* unless a chain-link fence, at least 1.8 metres high, is constructed along that *lot line*.
- (20) No open storage area shall be located:
- (i) in a *front yard* or an *exterior side yard*; or
 - (ii) in a *rear yard* adjacent to a *rear lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use; or
 - (iii) in a *side yard* adjacent to an *interior side lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use; or
 - (iv) closer than 6 metres to any *lot line* if combustible materials are stored there.
- (21) No accessory gasoline pump island shall be permitted in a *front yard* or in an *exterior side yard*.

<p>MP</p>	<p>310 (By-law 99-138)</p>	<ul style="list-style-type: none"> - <i>Business Office</i> - <i>Equipment Storage Building</i> - <i>Factory Outlet</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Industrial Use</i> - <i>Light Equipment Rental Establishment</i> - <i>Maintenance Garage, Accessory</i> - <i>Merchandise Service Shop</i> - <i>Open Storage Area, Accessory</i> - <i>Place of Assembly</i> - <i>Public Self Storage Warehouse</i> - <i>Research Establishment</i> - <i>Training Facility</i> - <i>Transportation Depot</i> - <i>Warehouse</i> - <i>Warehouse, Wholesale</i> 	<p>Lot Area (minimum) 0.8ha</p> <p>Lot Frontage (minimum) 50m</p> <p>Accessory Open Storage Area Regulations Notwithstanding any other provisions of this by-law, open storage of goods or materials shall be permitted in accordance with the following provisions:</p> <ul style="list-style-type: none"> (a) The storage of goods and materials shall not exceed 25% of the <i>lot area</i>; (b) No open storage shall be located in any <i>front yard</i> or <i>exterior side yard</i>; (c) No <i>Accessory Open Storage Area</i> shall be located within 30m of an arterial road; (d) The <i>Accessory Open Storage Area</i> shall be completely enclosed by a solid board fence or chain link fence with appropriate landscaping screen and such enclosure shall not be less than 1.8m in height; (e) No open storage shall exceed 3m in height; (f) The open storage of any goods or materials, which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment shall not be permitted. <p>Berm Location: A landscaped berm shall be required along any portion of a <i>lot line</i>, which abuts Coleraine Drive or abuts any <i>lot</i> abutting Coleraine Drive which is zoned Residential or contains a residential use. For the purposes of this <i>zone</i> the required landscaped berm may be interrupted for the purpose of a <i>building</i>, an approved <i>driveway</i> location, or an approved drainage swale.</p> <p>Berm Width (minimum) 12m</p> <p>Berm Height (minimum) 1.8m</p>
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1. Unless amended by the above provisions, all applicable standards of Sections 4 & Section 5 as well as the parent zone shall apply.
 2. All uses listed in this Section which are subject to a footnote in Sections 6 through 12 will also be subject to the associated footnote.