

SECTION 23 – PRESTIGE INDUSTRIAL "M2" ZONE

23.1 GENERAL PROHIBITION

Within the Prestige Industrial "M2" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

23.2 USES PERMITTED

Accessory business and professional office
 Accessory retail
 Accessory wholesale
 Automobile sales and service
 Automobile sales and rental establishment
 Commercial garage
 Commercial self-storage facility
 Custom workshop
 Enclosed assembly plant
 Enclosed construction or building supply yard
 Enclosed contractors yard
 Enclosed fabricating plant
 Enclosed shops for repair and processing
 Enclosed machine shop
 Enclosed manufacturing plant
 Enclosed processing plant
 Enclosed warehouse
 Farm implement or heavy equipment sales outlet
 Marine sales and service establishment
 Service repair shop

23.3 ZONE REGULATIONS

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|--------|-------------------------------|--------------------|
| 23.3.1 | <u>Minimum Lot Frontage</u> | 45 metres |
| 23.3.2 | <u>Minimum Lot Area</u> | 2000 square metres |
| 23.3.3 | <u>Minimum Required Yards</u> | |

	(i) Front	15 metres
	(ii) Rear	15 metres
	(iii) Interior Side (exclusive of planting strip)	6 metres
	(iv) Exterior Side	15 metres
23.3.4	<u>Maximum Lot Coverage</u>	50%
23.3.5	<u>Maximum Building Height</u>	11 metres
23.3.6	<u>Special Provisions</u>	

Where any Prestige Industrial "M2" Zone directly abuts any Residential, Institutional, or Open Space Zone, the following provisions shall apply:

- (a) No parking shall be permitted in any required yard adjacent to the Residential, Institutional, or Open Space Zone.
- (b) No loading space shall be located in any required yard, nor open onto any required yard adjacent to the Residential, Institutional, or Open Space Zone.
- (c) A planting strip not less than 3 metres in width, and in accordance with the provisions of this By-law, shall be located along the lot Line within the Industrial "M2" Zone and adjacent to the Residential, Institutional, or Open Space Zone.

23.3.7 Commercial Use

- (a) A commercial use may be permitted in a general industrial establishment in a Prestige Industrial "M2" Zone only as an incidental use to the primary general industrial use, and in conformity with the following regulations:
- (b) The maximum gross floor area of any ancillary commercial use shall not exceed 10% of the gross floor area of the general industrial establishment, to a maximum gross floor area of 232 square metres.

23.4 ZONE EXCEPTIONS

23.4.1 M2-1 Zone

Notwithstanding Section 23.2 respecting minimum lot frontage, for those lands zoned M2-1, the minimum frontage shall be 30.0 metre.

23.4.2 M2-2 Zone

Notwithstanding the provisions of Section 5 and subsection 23.3 of this By-law, for those lands described as Lots 24-28 and Lots 39-43, Registered Plan 586, and known municipally as 32 Industrial Road and zoned "M2-2", the following standards shall apply:

- (a) Minimum Required Yards
 - (i) Front 14.14 metres
 - (ii) Rear 3.48 metres
 - (iii) Interior Side 3.35 metres
 - (iv) Exterior Side 5.80 metres

- (b) Minimum Required Parking

One space for each 30 sq.m of Office Space plus 1 space per 90 sq.m of other net floor area.

- (c) Parking Area Location

Parking area may be permitted in the required front and/or exterior yards.

- (d) Entrance Location

The distance between an intersection of street lines and the nearest driveway shall be at least 5 metres.