

# SECTION 14 – RURAL INDUSTRIAL (M1) ZONE

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## 14.1 Permitted Uses

Within any Rural Industrial Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except one or more of the following **uses**:

- **Accessory Retail Store, Wholesale Outlet**, Showroom, **Office**, or facilities for employees including: **Recreational Uses**, a **Child Care Centre**, and a **Restaurant**.
- **Accessory Use** (Section 4.2)
- **Agricultural Service Establishment**
- **Agricultural Supply Establishment**
- **Automobile Body/Repair Shop**
- **Brewing-on-Premise Establishment**
- **Catering Service**
- **Construction Company**
- **Contractor or Tradesperson Establishment**
- **Industrial Use**
- **Plaza Complex**
- **Recreational Trailer Sales and Service Establishment**
- **Rental Outlet**
- **Scientific Research Establishment**
- **Self-Storage Facility**
- **Transport Establishment**

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

[Amended by By-law 7-2022]

## 14.2 Regulations

Within any Rural Industrial Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

<b>14.2.1</b>	<b>Minimum Lot Area</b>	4,000 m <sup>2</sup> (0.4 ha)
<b>14.2.2</b>	<b>Minimum Lot Frontage</b>	30 m
<b>14.2.3</b>	<b>Minimum Front Yard</b>	7.5 m (Section 4.19 & Section 4.20)

14.2.4	<b>Minimum Rear Yard</b>	7.5 m
14.2.5	<b>Minimum Interior Side Yard</b>	4.5 m
	Where the <i>interior side lot line</i> abuts a Residential Zone or lands <i>used</i> for residential purposes, the minimum interior side yard width is 7.5m.	
14.2.6	<b>Minimum Exterior Side Yard</b>	7.5 m (Section 4.19 & Section 4.20)
14.2.7	<b>Maximum Lot Coverage</b>	40%
14.2.8	<b>Maximum Building Height</b>	15 m
14.2.9	<b>Minimum Buffer Strip</b> In addition to Section 4.11, a <i>buffer strip</i> with a minimum width of 3 m is required along the <i>front lot line</i> and <i>exterior lot line</i> .	
14.2.10	<b>Restrictions on Gross Floor Area for Accessory Uses</b> An <i>accessory office</i> shall have a maximum <i>gross floor area</i> of 40% of the <i>gross floor area used</i> by the <i>main use</i> . An <i>accessory retail store, wholesale outlet</i> , showroom, or <i>accessory</i> facilities for employees (including <i>recreational uses</i> , a <i>child care centre</i> , and a <i>restaurant</i> ) shall have a maximum <i>gross floor area</i> no greater than 30% of the <i>gross floor area</i> of the <i>main use</i> .	

[Amended by By-law 7-2022]