

SECTION 10 – RURAL INDUSTRIAL (M1) ZONE

10.1 PERMITTED USES

Within any Rural Industrial (M1) 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:

- An accessory use in accordance with Section 5.2 of this By-law
- An agricultural service establishment
- An agricultural supply establishment
- An automobile body / repair shop
- A construction company
- A contractor or tradesman establishment
- A contractor's yard
- A fuel storage establishment
- An industrial use, including an industrial mall
- A lumber yard
- A machine shop
- An automobile service station
- A parking lot
- A portable asphalt plant operated by a public road authority or its agent or contractor
- A retail outlet, wholesale outlet, a showroom, or a business office accessory to permitted use
- A service shop
- A scientific research establishment
- A transport establishment
- A warehouse
- A welding shop
- A woodworking shop

10.2 REGULATIONS

Within any Rural Industrial (M1) 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:

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| 10.2.1 | Minimum Lot Area | 0.4 ha (1.0 ac) |
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| 10.2.2 | Minimum Lot Frontage | 30.0 m (98.4 ft) |
| 10.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 10.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 10.2.5 | Minimum Interior Side Yard | 4.5 m (14.8 ft) |

Where the Interior Side Lot Line abuts a Residential Zone or lands in use for residential purposes, the minimum Interior Side Yard Width is 7.5 m (24.6 ft).

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| 10.2.6 | Minimum Exterior Side Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 10.2.7 | Maximum Lot Coverage | 40% |
| 10.2.8 | Maximum Building Height | 15 m (49.2 ft) |
| 10.2.9 | Retail, Wholesale or Office Uses Accessory to a Permitted Use | |

A retail outlet, wholesale outlet, a showroom or business office accessory to a permitted use shall have a maximum gross floor area no greater than 25% of the main building or structure and shall be located within the main building or structure.

10.2.10 Outdoor Display and Open Storage

The display and storage of goods and materials is permitted outside any building in accordance with the provisions outlined in Sections 5.20 and 5.21 respectively.