

# 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**
- **Transport Establishment**

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

## 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)
<b>14.2.4</b>	<b>Minimum Rear Yard</b>	7.5 m
<b>14.2.5</b>	<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.	
<b>14.2.6</b>	<b>Minimum Exterior Side Yard</b>	7.5 m (Section 4.19 & Section 4.20)
<b>14.2.7</b>	<b>Maximum Lot Coverage</b>	40%
<b>14.2.8</b>	<b>Maximum Building Height</b>	15 m

#### **14.2.9 Restrictions on Gross Floor Area for Accessory Uses**

An *accessory office* shall have a maximum *gross floor area* of 40% of the *gross floor area used* by the *main use*.

An *accessory retail store, wholesale outlet*, showroom, or *accessory* facilities for employees (including *recreational uses*, a *child care centre*, and a *restaurant*) shall have a maximum *gross floor area* no greater than 30% of the *gross floor area* of the *main use*.