

SECTION 15 - IND Zone – Industrial Zone

(1) SCOPE

The provisions of this Section shall apply in all Industrial (IND) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any IND Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following IND uses, namely:

- (a) a body shop;
- (b) a building or construction contractor's yard;
- (c) a business office;
- (d) a concrete plant;
- (e) a factory outlet;
- (f) a feed mill;
- (g) a grain storing, weighing and drying operation;
- (h) a fuel depot;
- (i) a home occupation accessory to a permitted existing single dwelling;
- (j) an industrial use;
- (k) a public use, including a Municipal Airport and related activities;
- (l) a retail lumber and building supply yard;
- (m) a restaurant;
- (n) a sawmill;
- (o) a service trade;
- (p) a transport terminal;
- (q) a warehouse.

(3) ZONE REQUIREMENTS

No person shall, within any IND Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

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| (a) | LOT AREA (MINIMUM) | - 1 400 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | - 30 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | - 15 m |
| (d) | INTERIOR SIDE YARD DEPTH (MINIMUM) | - 5 m |
| (e) | EXTERIOR SIDE YARD DEPTH (MINIMUM) | - 15 m |
| (f) | REAR YARD DEPTH (MINIMUM) | - 7 m |
| (g) | LOT COVERAGE (MAXIMUM) | - 45% |
| (h) | LANDSCAPED OPEN SPACE (MINIMUM) | - 25% |

(i) **ADJACENT TO A RESIDENTIAL ZONE**

A privacy fence or a planting area 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a public road.

(j) **DRY INDUSTRIAL USE**

Notwithstanding the list of uses permitted in Section 13(2) hereof, if a municipal water supply is not available, no industrial use shall be permitted unless it is a dry industry. For the purposes of this By-Law, a dry industry is one where the manufacturing process does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or the pressure testing equipment.

(4) SPECIAL PROVISIONS

(a) **IND-1 (TRANSPORT TERMINAL)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated IND-1 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted Restricted To**
- a transport terminal.

(b) **IND-2 (BUS STORAGE)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated IND-2 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted**
- bus storage;
 - swimming pool sales and service;
 - any use permitted in an IND Zone.

(c) **IND-3 (VEHICLE STORAGE FACILITY)**

Notwithstanding any provisions in this By-law to the contrary, the land zoned IND-3 on Schedule 'A' may be used for a "vehicle storage, sales/auction facility", subject to the applicable provisions of this By-law and the following special provisions:

- i) a vehicle storage facility includes the temporary outdoor storage of wreck damaged motor vehicles, and may also include administrative offices, vehicle showrooms, and other uses accessory to the main vehicle storage use;
- ii) the crushing, dismantling, parting, repairing, stacking or wrecking of vehicles is prohibited;
- iii) the outdoor storage of vehicles is limited to the rear of the existing buildings;
- iv) the outdoor storage area shall be screened from view from all public roads by a solid privacy fence and natural landscaping materials;
- v) the selling/auction of vehicles is limited to those vehicles stored on site and all such sales shall be conducted within the existing buildings;
- vi) the selling/auction of vehicles to the general public is not permitted;
- vii) off-street parking shall be provided in accordance with the “automotive use” requirements of Section 3(16)(c) of this By-law;
- viii) all uses within the IND-3 Zone shall be of a dry nature as defined by subsection 15(3)(j) of this By-law; and
- ix) the land zoned IND-3 is subject to all applicable regulations of Zoning By-law 19/85, as amended.”

(d) **IND-4 (Royal Canin)**

Notwithstanding any provisions of this By-law to the contrary, within any area designated IND-4 on Schedule “A” and Map A-4 hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- (a) An industrial use restricted to the manufacturing of dry pet nutritional products provided that these manufacturing operations do not: (i) contravene the provisions of subsection 3 (22) (a) of this By-law, and (ii) use significant amounts of water in the manufacturing operation.
- (b) A business office accessory to the permitted industrial use.
- (c) Indoor storage and warehouse accessory to the permitted industrial use.
- (d) Buildings and structures accessory to the uses permitted in this Zone.

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(ii) **Zone Requirements**

No person shall, within the IND-4 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

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| (a) | LOT FRONTAGE (MINIMUM) | 20 metres |
| (b) | YARD DEPTH (MINIMUM) | 10 metres from all IND zone boundaries |
| (c) | BUILDING HEIGHT (MAXIMUM) | 43 metres for buildings and structures used for manufacturing and processing |
| (d) | BUILDING HEIGHT (MAXIMUM) | 20 metres for buildings and structures used for other permitted uses |
| (e) | LOT COVERAGE (MAXIMUM) | 30% |
| (f) | LANDSCAPE OPEN SPACE (MINIMUM) | 25% |
| (g) | The outdoor storage of raw materials and finished products is prohibited | |
| (h) | OFF-STREET PARKING | Minimum of 80 required parking spaces |
| (i) | The provisions of Section 15 (3) (j) of this By-law shall not apply to this Zone. | |

(iii) **Additional Zone Requirements**

Unless otherwise provided above, all other applicable provisions of By-law 19/85, as amended, shall apply to the IND-4 Zone.

(e) **IND-5 (Nestlé Water Bottling)**

Notwithstanding any provisions of this By-law to the contrary, for the land zoned IND-5 on Schedule 'A', the following special provisions shall apply:

(i) **Only Uses Permitted**

- (a) A water bottling operation, which shall be limited to commercial water taking pursuant to the *Ontario Water Resources Act*, water processing and the addition of flavours to such water, bottle fabrication from dry raw materials, packaging, storage and distribution, provided that these operations do not contravene the provisions of subsection 3 (22) (a) of this By-law.
- (b) A business office accessory to the permitted water bottling operation.
- (c) Buildings and structures accessory to the uses permitted in this Zone.

(ii) **Zone Requirements**

The applicable zone provisions of this By-law shall apply to the subject land together with the following special regulations:

- (a) YARD DEPTH (MINIMUM) 10 metres from all IND Zone boundaries
- (b) LOT COVERAGE (MAXIMUM) 30%
- (c) LANDSCAPE OPEN SPACE (MINIMUM) 25%
- (c) The outdoor storage of raw materials and finished products is prohibited
- (d) OFF-STREET PARKING Minimum of 135 required parking spaces
- (e) The provisions of Section 15 (3) (j) of this By-law shall not apply to the IND-5 Zone.

(iii) **Additional Zone Requirements**

Unless otherwise provided above, all other applicable provisions of By-law 19/85, as amended, shall apply to the IND-5 Zone.