

SECTION 17 - DI Zone – Disposal Industrial Zone

(1) SCOPE

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

(2) USES PERMITTED

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

- (a) a public use;
- (b) a garbage disposal area;
- (c) a salvage yard;
- (d) an accessory building or use not including a residential use.

(3) ZONE REQUIREMENTS

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

- (a) **FRONT YARD DEPTH (MINIMUM)** - 20 m

Provided that where the lands adjoining the opposite side of that portion of the street abutting such front yard are designated as a Residential, Commercial or Agricultural Zone, the minimum front yard depth opposite such Zone is 30 metres.

- (b) **INTERIOR SIDE YARD WIDTH (MINIMUM)**

Where the side lot line is the boundary line between a DI Zone and a Residential, Commercial or Agricultural Zone, the minimum interior side yard width opposite such Zone shall be 10 metres.

- (c) **HEIGHT OF BUILDING (MAXIMUM)- 15 m**

Provided that if any portion of a building or structure is erected above a height of 15 metres, such building or structure must be set back from the centreline of the abutting street or from the front, side or rear yard as the case may be, in addition to the minimum requirements of this By-Law, a further distance of 0.5 metres for each one metre by which such portion of the building or structure is erected above a height of 15 metres.

- (d) **USE OF FRONT AND EXTERIOR SIDE YARDS**

Required front and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for visitor parking areas.

(4) SPECIAL PROVISIONS

(a) SALVAGE YARDS

The following additional provisions apply to salvage yards:

- (i) That portion of the premises in which any chattels, lumber, automotive vehicle or part thereof is or are kept, stored, dismantled or wrecked in connection with the salvage yard shall be fenced with a closed wooden and/or metal fence, extending at least two metres in height from the ground and constructed of new material.
- (ii) No part of any such fenced area shall be within any required side, front or rear yard.
- (iii) The outside perimeter of the fences shall be planted with evergreen trees and such trees shall not be less than 1.5 metres in height and shall be so spaced as to completely obscure the fence; and the trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced as soon as possible.
- (iv) No part of any fence or any required side, front or rear yard shall be illuminated by electricity or other artificial means.
- (v) All fences except those constructed of aluminum shall be painted and kept painted from time to time so as to maintain the wood or metal, as the case may be, in good condition. No display or advertising by means of painting names, objects or pictures upon any fence shall be permitted.
- (vi) All buildings constructed within the storage yard area shall be of masonry construction and no existing building not constructed of masonry (within the fenced area) shall be used in conjunction with any operation incidental to the wrecking of motor vehicles.
- (vii) Maximum lot coverage for all buildings shall be 60 per cent of the lot area.