

SECTION 21 - RESTRICTED INDUSTRIAL ZONE - M2

21.1 PERMITTED USES

In this zone no land, building or structure shall be used except for the following purposes:

- (a) warehousing
- (b) bulk storage
- (c) transportation business
- (d) railway
- (e) research
- (f) technology development
- (g) manufacturing
- (h) agriculture
- (i) builder's depot
- (j) builder's supply business
- (k) business of leasing
- (l) concrete mixing
- (m) construction trade
- (n) dry cleaning establishment
- (o) industrial repair shop
- (p) machine shop
- (q) wholesale business
- (r) storage of construction material
- (s) adult entertainment parlour (B/L 196-2000)
- (t) uses accessory to the foregoing.

21.2 PERMITTED BUILDINGS AND STRUCTURES

In this zone no building or structure shall be erected except for the uses permitted in subsection 21.1.

21.3 SERVICES REQUIRED

In this zone, the following requirements for servicing shall apply:

- (a) no buildings or structures shall be erected or used for any purpose permitted by subsection 21.1 unless the following municipal services are available to service the building or structure and the land on which it is situate:
 - i) a water supply system; and

- ii) a sanitary sewage system and a storm system or a combined sanitary and storm sewage system.

21.4 ZONE REGULATIONS

21.4.1 In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth below.

21.4.1.1 Minimum Lot Area

No Minimum

21.4.1.2 Minimum Lot Frontage

30 metres

21.4.1.3 Minimum Front Yard Depth

10 metres

21.4.1.4 Minimum Rear Yard Depth

1 metre except where the rear yard of a lot within this zone abuts a Residential Zone or a street, in which case the minimum rear yard depth shall be 10 metres.

21.4.1.5 Minimum Side Yard Depths

- (a) Interior Lot - Where neither interior side yard abuts a Residential Zone, the total depth of both side yards shall not be less than 10 metres but neither side shall be less than 1 metre.
- (b) Exterior Lot - The minimum exterior side yard depth shall be 6 metres and the minimum interior side yard depth shall be 1 metre.

21.4.1.6 Maximum Height

No Maximum

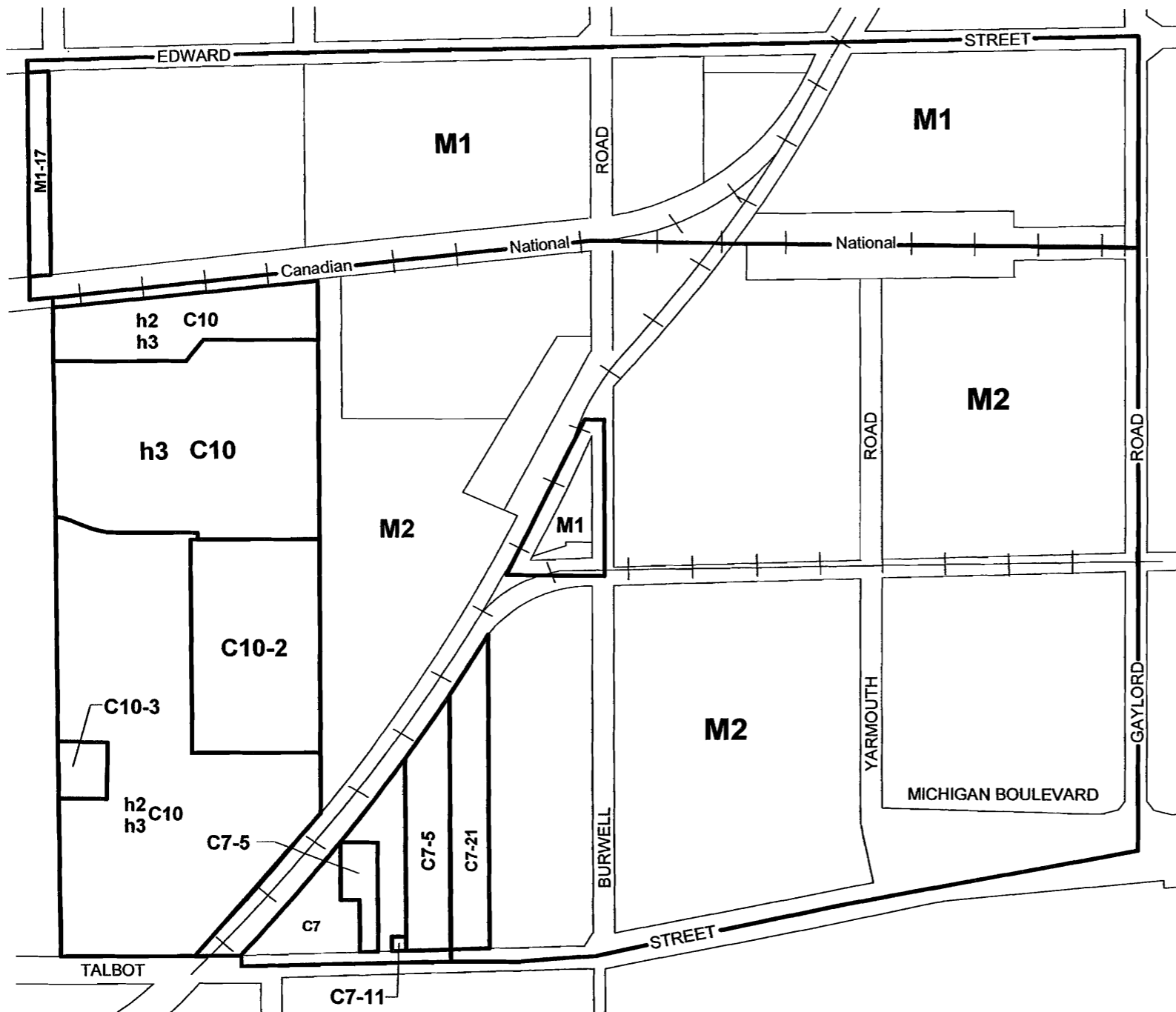
21.4.1.7 Adult Entertainment Parlour - (B/L 196-2000) (**Please Note: This application is before the O.M.B.**)

- (a) In this zone, no building or structure shall be erected or used for the purposes of an Adult Entertainment Parlour if the lot on which such Adult Entertainment Parlour is located is within 500 metres, measured in a continuous path over the shortest distance, of a residence, a school, a church, a day nursery or a public park in this zone or any other zone or a Residential or Open Space and Park Zone.
- (b) An Adult Entertainment Parlour shall be permitted only in a freestanding, single use building or structure.

21.5 SPECIAL PROVISIONS

The provisions of subsections 21.1 to 21.4 inclusive and all other applicable provisions of this by-law shall apply to the use of land and to the erection and use of buildings and structures in each special zone in this subsection except that where there is a conflict between the provisions of the special zone and the provisions of subsections 21.1 to 21.4 inclusive or any other applicable provisions in this by-law, the provisions of the special zone shall prevail.

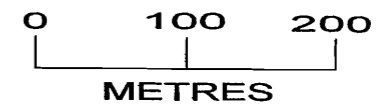
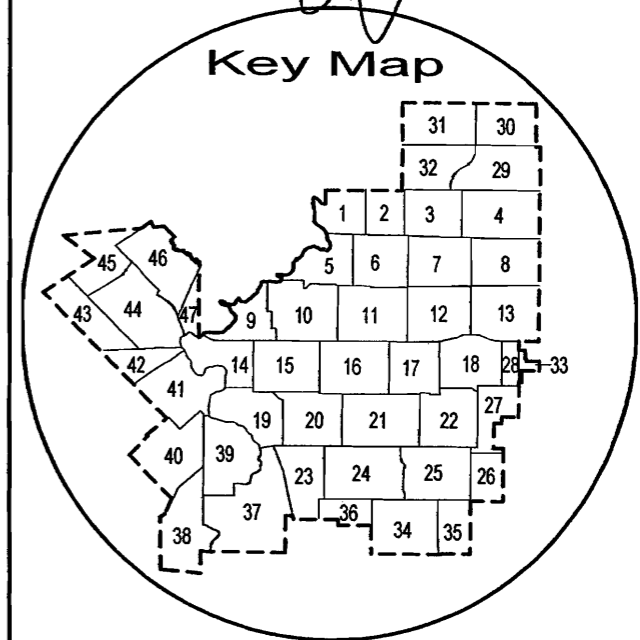
In addition, the provisions of each special zone shall, unless otherwise provided in such special zone, apply only to the use of land permitted in the special zone and to the erection and use of buildings and structures permitted in the special zone.



This is Schedule "D"
to By-law 38-2010
Passed this 15th day
of March, 2010.

[Signature]
Mayor

[Signature]
Clerk



ZONING MAP 12