
SECTION 8
INDUSTRIAL ZONES

8.1 GENERAL PROHIBITION

No *person* shall, within any **Industrial Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 8.1** of Subsection 8.2 and in accordance with the standards contained in **Table 8.2** of Subsection 8.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

8.2 PERMITTED USES

Uses permitted in an **Industrial Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 8.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 8.1**.

The **Industrial Zones** established by this By-law are as follows:

- MP** **Prestige Industrial**
- MS** **Serviced Industrial**
- MU** **Unserviced Industrial**
- MA** **Airport Industrial**
- MX** **Extractive Industrial**
- MD** **Waste Management**

TABLE 8.1

USE	ZONE					
	MP	MS	MU	MA	MX	MD
<i>Adult Video Store</i>		✓				
<i>Airport</i>				✓		
<i>Bulk Storage Facility</i>		✓	✓			
<i>Business Office</i>	✓					
<i>Cannabis-Related Use-Indoor</i>	✓ (3)	✓ (3)				
<i>Contractor's Facility</i>		✓	✓			
<i>Dry Cleaning or Laundry Plant</i>	✓	✓				
<i>Equipment Storage Building</i>	✓	✓	✓			
<i>Factory Outlet</i>	✓	✓	✓			
<i>Farm</i>					✓	
<i>Financial Institution</i>	✓ (2)					
<i>Gasoline Pump Island, Accessory</i>	✓	✓	✓	✓		

Gravel Pit					✓	
Industrial Hemp-Related Use-Indoor	✓ (3)	✓ (3)				
Industrial Use	✓	✓	✓			
Light Equipment Rental Establishment	✓	✓				
Maintenance Garage, Accessory	✓	✓	✓			
Merchandise Service Shop	✓	✓	✓			
Motor Vehicle Body Shop		✓	✓			
Motor Vehicle Compound		✓	✓			
Motor Vehicle Gas Bar		✓				
Motor Vehicle Repair Facility		✓	✓			
Motor Vehicle Towing Facility		✓	✓			
Open Storage Area, Accessory		✓	✓	✓	✓	
Outside Display or Sales Area, Accessory		✓	✓			
Place of Assembly	✓					
Place of Worship	✓					
Quarry					✓	
Research Establishment	✓	✓				
Restaurant	✓ (2)	✓ (2)		✓ (2)		
Retail Store, Accessory	✓ (1)	✓ (1)				
Sanitary Landfill Site						✓
Sewage Treatment Facility						✓
Training Facility	✓					
Transportation Depot		✓	✓			
Warehouse	✓	✓	✓			
Warehouse, Public Self-Storage	✓	✓	✓			
Warehouse, Wholesale	✓	✓	✓			
Waste Processing Facility						✓
Waste Transfer Facility						✓

Footnotes for Table 8.1

- (1) Must comply with Section 8.4.1
- (2) Must comply with Section 8.4.2
- (3) Must comply with Section 4.8 Cannabis or Industrial Hemp Uses.

8.3 ZONE STANDARDS

No person shall, within any **Industrial Zone**, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* provisions. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of *Table 8.2*.

TABLE 8.2

STANDARD	ZONE					
	MP	MS	MU	MA	MX	MD
Lot Areas (Minima):	925 m ²	925 m ²	4,000 m ²	Nil	1ha	
Sanitary landfill site						4ha
Other Non-Residential uses						1ha
Lot Frontage (Minimum)	30m	30m	50m	30m	10m	10m
Building Area (Minimum)						
For a <i>Transportation Depot</i>		10% (22) (23)	10% (22) (23)			
Building Area (Maximum)	50%	50% (22)	10% (22)	(9)	900 m ²	
Sanitary landfill site						180m ²
<i>Sewage treatment facility</i>						20%
Other Non-Residential uses						35%
Yards (Minima)	(14)	(14) (24)	15m (24)		(15)	
From a <i>lot line</i> abutting a <i>zone</i> other than an <i>Industrial zone</i>				30m		
From any other <i>lot line</i>				21m		
Front Yards (Minima)					30m	18m
From a <i>front lot line</i> abutting a <i>Residential zone</i>	20m					
From a <i>front lot line</i> abutting a <i>Residential zone</i> or a <i>lot</i> containing a <i>Residential use</i>		20m				
From a <i>front lot line</i> abutting a <i>Provincial Highway</i>	14m					
From any other <i>front lot line</i>	9m	9m				
Exterior Side Yards (Minima)					30m	18m
From an <i>exterior side lot line</i> abutting a <i>Residential zone</i>	15m					
From an <i>exterior side lot line</i> abutting a <i>Residential zone</i> or a <i>lot</i> containing a <i>Residential use</i>		15m				
From an <i>exterior side lot line</i> abutting a <i>Provincial Highway</i>	14m					

From any other <i>exterior side lot line</i>	7.5m	7.5m				
Rear Yards (Minima)						
From a <i>rear lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use		15m				
From a <i>rear lot line</i> abutting a Residential zone	15m				90m	
From a <i>rear lot line</i> abutting a Provincial Highway	14m					
From a <i>rear lot line</i> abutting a zone other than an MD or MX Zone						15m
From any other <i>rear lot line</i>	7.5m	7.5m			30m	3m
Interior Side Yards (Minima)						
From an <i>interior side lot line</i> abutting a zone other than an MD or MX Zone						15m
From any other <i>lot line</i>						3m
From an <i>interior side lot line</i> abutting a Residential zone					90m	
From any other <i>interior side lot line</i>	(1)	(5)			30m	
From an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use	15m	15m				
Gasoline Pump Island, Accessory Setbacks (Minima)				30m (11) (16)		
From any <i>street line</i>	(21)	6m (16)	6m (16)			
From any other <i>lot line</i>	4.5m (16)	4.5m (16)	4.5m (16)			
Excavation Setbacks (Minima)						
From any <i>lot line</i>					15m	
From any <i>street line</i>					30m	
Accessory Open Storage Area Setbacks (Minima)		(19) (24)	(20) (24)			
From any <i>lot line</i> which abuts a Residential zone					90m	
From any other <i>lot line</i>					30m	
Accessory Outside Sales or Display Area Setback (Minimum)						
From any <i>street line</i>		9m				
Building Heights (Maxima)	18m	12.2m	12.2m		25m	12.2m
Residential <i>buildings</i>				10.5 m		
Non-Residential <i>Building</i>				12.2 m		
Landscaping Area (Minimum)	10% (13)	10%	10%		5%	25%
Net Floor Area (Maxima)						
<i>Factory Outlet</i>	20%	20%				

	(3)	(6)				
An indoor Sales Display Area associated with a <i>Wholesale Warehouse</i>	33% (4)					
Planting Strip Width (Minimum):	6 m	6 m	3 m	15 m	15 m	7.5 m
Planting Strip Location	(2) (17) (18)	(7) (17) (18)	(8)	(10)	(10)	(12)
Landfill Area Setbacks (Minima)						
From any <i>street line</i>						30 m
From any <i>lot line</i> which abuts a <i>zone</i> other than an MD or MX <i>Zone</i>						90 m
Driveway Setbacks (Minima)		(24)	(24)			
From a <i>lot line</i> abutting a Residential <i>zone</i>	4.5m					
Where a <i>driveway</i> forms part of a mutual <i>driveway</i> on an adjacent <i>lot</i>	Nil					
From any other <i>lot line</i>	1.5m	1.5m	1.5m	3m	3m	3m
From a <i>lot line</i> abutting a Residential <i>zone</i> or a <i>lot</i> containing a Residential use		4.5m	4.5m			
From a <i>lot line</i> abutting a <i>zone</i> other than an Industrial <i>zone</i>				9m		
From a <i>lot line</i> abutting a <i>zone</i> other than an MX or MD <i>zone</i>					9m	9.5m
Parking Space Setbacks (Minima)		(24)	(24)			
From any front <i>lot line</i>	6m	6m				
From any other <i>lot line</i>	3m	3m				
From any <i>street line</i>			1.5m	3m	3m	3m
From any <i>lot line</i> abutting a Residential <i>zone</i> or a <i>lot</i> containing a Residential use			4.5m		9m	
From any <i>lot line</i> abutting a <i>zone</i> other than an Industrial <i>zone</i>				9m		
From any <i>lot line</i> abutting a <i>zone</i> other than an MD or MX <i>zone</i>						9m

Footnotes For Table 8.2

- (1) **MP Zone** – Minimum *interior side yard* from any other *interior side lot line* shall be 3m on one side, 6m on other side
- (2) **MP Zone** – A *planting strip* shall be required along each *front lot line* and each *exterior side lot line* and along any portion of a rear *lot line*, which abuts a Residential *zone* line or a *lot* containing a Residential use, and along any portion of an *interior side lot line* which abuts a Residential *zone* or a *lot* containing a Residential use.

- (3) **MP Zone** – The maximum *net floor area* of a *factory outlet* shall be 20% of the *net floor area* of the *industrial facility* to which it is *accessory*.
- (4) **MP Zone** – The maximum *net floor area* of a sales display area associated with a *wholesale warehouse use* shall be 33% of the total *net floor area*.
- (5) **MS Zone** – The minimum *interior side yard* from any other *interior side lot line* shall be 3m on one side; 6m on other side.
- (6) **MS Zone** – The maximum *net floor area* of a *factory outlet* shall be 20% of the *gross floor area* of the *industrial use* to which it is *accessory*.
- (7) **MS Zone** – A *planting strip* shall be required along each *front lot line*.
- (8) **MU Zone** – A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts a Residential zone or which abuts a *lot* containing a Residential use.
- (9) **MA Zone** – The maximum *building area* shall be the lesser of 5%; or 0.4 hectares.
- (10) **MA Zone, MX Zone** – A *planting strip* shall be required along each *front lot line*. A *planting strip* shall also be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abut a Residential zone.
- (11) **MA Zone** – No *accessory gasoline pump island* shall be located closer to any *lot line* than 30m.
- (12) **MD Zone** – A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abut a zone other than an **MD** or **MX** zone.
- (13) **MP Zone** - The required minimum *Landscaping Area* for a *corner lot* shall be 12.5%
- (14) **MP Zone, MS Zone** - Notwithstanding any *building setback* provisions to the contrary, no *building setback* shall be required from any portion of a *lot line* which abuts a railroad right-of-way.
- (15) **MX Zone** - Notwithstanding any *building setback* provisions to the contrary, no *building setback* shall be required from any portion of a *lot line* which abuts a railroad right-of-way or abuts another *lot* in an **MX** Zone.
- (16) **MP Zone, MS Zone, MU Zone, MA Zone** - *Accessory Gasoline Pump Island Setback* – Where an *Accessory Gasoline Pump Island* includes a canopy or roof *structure*, the required *setback* shall be measured to the nearest part of the canopy or roof *structure*.
- (17) **MP and MS Zone** – In addition to the *Planting Strip* Widths and Locations noted in **Table 8.2**, the following provisions shall also apply:
 - (i) Minimum width abutting an arterial road or Provincial Highway 9.0m

- (ii) Minimum width where truck *parking* or *loading spaces* are provided adjacent to an arterial road or Provincial Highway 12.0m
 - (iii) Minimum width required on all *interior side yards* except where there is a mutual *driveway* along an *interior side lot line*. 1.5m
- (18) **MP** and **MS Zone** – Tullamore Industrial Commercial Secondary Plan Area– A *planting strip* along an arterial road shall be a minimum of 12m, and a *planting strip* for all internal roads within the Tullamore Industrial Commercial Secondary Plan Area shall be a minimum of 8 m.
- (19) No open storage area shall be located:
- (i) In a *front yard* or *exterior side yard*; or
 - (ii) Closer than 6 metres to any *lot line* unless a chain-link fence, at least 1.8 metres high, is constructed along that *lot line*.
- (20) No open storage area shall be located:
- (i) in a *front yard* or an *exterior side yard*; or
 - (ii) in a *rear yard* adjacent to a *rear lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use; or
 - (iii) in a *side yard* adjacent to an *interior side lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use; or
 - (iv) closer than 6 metres to any *lot line* if combustible materials are stored there.
- (21) No accessory gasoline pump island shall be permitted in a *front yard* or in an *exterior side yard*.
- (22) **MS** and **MU Zones** – Section 4.2.5 shall not apply to *transportation depots*.
- (23) **MS** and **MU Zones** – For the purpose of calculating the minimum *building area*, it shall mean that portion of the *lot area* excluding any *landscaping area* permitted to be covered by one or more *building envelope*.
- (24) **MS** and **MU Zones** – No parking, storing or staging for a *transportation depot* shall be located:
- i) in a *front yard* or an *exterior side yard*; or
 - ii) in a *rear yard* adjacent to a *rear lot line* of such *lot* which abuts a residential zone or abuts a *lot* containing a Residential use; or
 - iii) in a *side yard* adjacent to an *interior side lot line* of such *lot* which abuts a Residential zone or abuts a *lot* containing a Residential use.

8.4 SPECIAL PROVISIONS AND STANDARDS FOR INDUSTRIAL ZONES

8.4.1 *Retail Store, Accessory* shall comply with the following provisions:

- a) An *Accessory Retail Store* shall only be permitted as accessory to a permitted *industrial use* and for the retail sale and/or display of products manufactured or assembled on the *premises*;
- b) An *Accessory Retail Store* shall only be located on the ground floor of the *building* in which the *industrial use* is located;
- c) The area devoted to an *accessory retail store* shall not exceed 500 m² or 15% of the total *gross floor area* devoted to the *industrial use*, whichever is less; and
- d) An *Accessory Retail Store* may be permitted in a free-standing *building* located on the same lot as a permitted *industrial use*, provided that the total *net floor area* of the *Accessory Retail Store* does not exceed 300 m².

8.4.2 *Financial Institution* and/or *Restaurant* shall comply with the following provisions:

- a) The area devoted to the *Financial Institution* or *Restaurant* shall not exceed 15% of the total *gross floor area* of all *buildings* on a *lot*, to a maximum of 500 m².