
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>	✓	✓	✓	✓		

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

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 4.7 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

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

	(3)	(6)				
An indoor Sales Display Area associated with a Wholesale Warehouse	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 Zone						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 <i>use</i>		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 <i>use</i>			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.