

SECTION 15: ZONE 9 - Z.9

15.1 PERMITTED USES

Within a Zone 9 - Z.9, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

15.2 REGULATIONS

Within a Zone 9 - Z.9, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable Regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
15.2.1 Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products, or finishing, and having minimal adverse effects for nearby sensitive land uses. In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as any accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of an area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises.	In conformity with the provisions of sub-section 15.3
15.2.2 Distributing or Transportation Operation	In conformity with the provisions of sub-section 15.3
15.2.3 Veterinary Clinic or Office	In conformity with the provisions of sub-section 15.3
15.2.4 Contractor, Building Supplies Dealer/ Outlet or Sawmill	In conformity with the provisions of sub-section 15.3
15.2.5 Automobile Service Station	In conformity with the provisions of sub-section 15.3
15.2.6 Farm Implement Dealer	In conformity with the provisions of sub-section 15.3
15.2.7 Warehousing or Indoor Storage	In conformity with the provisions of

		sub-section 15.3
15.2.8	Wholesale Outlet or Showroom	In conformity with the provisions of sub-section 15.3
15.2.9	Bank, Restaurant or Catering Service	In conformity with the provisions of sub-section 15.3
15.2.10	Parking Lot or Garage Public	In conformity with the provisions of sub-section 15.3
15.2.11	Service or Repair Enterprise	In conformity with the provisions of sub-section 15.3
15.2.12	Office or Office Building	In conformity with the provisions of sub-section 15.3
15.2.13	Commercial Printing or Laundry	In conformity with the provisions of sub-section 15.3
15.2.14	Car Washing Establishment	In conformity with the provisions of sub-section 15.3
15.2.15	Club or Amusement Enterprise, Lodge or Recreation Use	In conformity with the provisions of sub-section 15.3
15.2.16	Hotel or Motel	In conformity with the provisions of sub-section 15.3
15.2.17	Trucking or Transportation Enterprise or Terminal	In conformity with the provisions of sub-section 15.3
15.2.18	Sales or Servicing of Motor Vehicles or Machinery	In conformity with the provisions of sub-section 15.3
15.2.19	Boat, Bus & Trailer Display, Service and Storage	In conformity with the provisions of sub-section 15.3
15.2.20	Funeral Home	In conformity with the provisions of sub-section 15.3
15.2.21	Theatre or Bowling Alley	In conformity with the provisions of sub-section 15.3
15.2.22	Storage & Display of Manufactured Modular or Prefabricated Buildings	In conformity with the provisions of sub-section 15.3
15.2.23	Storage, Sale and Supply of Livestock Equipment (Excluding animals)	In conformity with the provisions of sub-section 15.3

15.2.24 Storage, Sale and Supply of Poultry Equipment (Excluding animals / birds) In conformity with the provisions of sub-section 15.3

15.2.25 Accessory Uses

a) accessory buildings or structures In conformity with the provisions of sub-section 6.4

b) accessory signs In conformity with the provisions of sub-section 6.16

15.2.26 The foregoing permitted uses are not to be construed to permit:

a) a use designated as an offensive trade, business or manufacture by the Public Health Act, R.S.O. 1980, as amended;

b) a use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-carried wastes;

c) use which would require for its operation a standard of services (particularly water supply and waste disposal) which the municipality is unable or unwilling to provide;

d) the recycling of animal, oil or waste products, a rendering plant, abattoir or slaughter house.

15.3 ADDITIONAL REGULATIONS

15.3.1 Minimum Lot Area

a) With Municipal Water and Sewer 1390 square metres or the area of a Recognized Lot

b) Without Municipal Water and Sewer 2000 square metres or the area of a Recognized Lot

15.3.2 Minimum Lot Width

a) With Municipal Water and Sewer 22 metres or the width of a Recognized Lot

b) Without Municipal Water and Sewer 30 metres or the width of a Recognized Lot

15.3.3 Minimum Side Yard (each side)

Equal to one-half (½) building height but in no case less than 3 metres. On any side yard that abuts a Zone 2, 2a, 3, 4, 4a or 5, the minimum side yard shall be 7.5 metres.

15.3.4 Minimum Flankage Yard

7.5 metres

15.3.5 Minimum Rear Yard

7.5 metres

- a) Where any rear yard abuts a railway right-of-way and/or an Ontario Hydro right-of-way, no rear yard is required.
- b) In any case where a side or rear yard abuts a Zone 2, 2a, 3, 4, 4a or 5, no building, structure, outdoor storage or parking area shall be permitted within 4.5 metres of the side or rear lot lines.

15.3.6	Maximum Lot Coverage	Fifty percent (50%) of total lot area
15.3.7	Maximum Building Height	13.5 metres (44 feet)
15.3.8	Off-Street Parking and Off-Street	In conformity with the provisions of sub-sections 6.11, 6.12 and 6.13

15.3.9 Buffer Strips

A buffer strip in conformity with the provisions of sub-section 6.15 shall be provided along all lot lines which abut any Zone 2, 2a, 3, 4, 4a, 4b, 4c, 5, 5a, 6 or 7.

15.3.10 Outdoor Storage

- a) shall not be permitted between the front wall of the main building and the street line;
- b) shall not be permitted in any required side yard;
- c) all outdoor storage areas shall be screened by a wall, fence or planting so that such storage space is not visible from any street;
- d) notwithstanding the aforementioned, outdoor display and sale of new or used motor vehicles or farm equipment is permitted so long as all such display or sales area are to the rear of all building lines established by this By-law.

15.3.11 Main and Accessory Buildings

Notwithstanding any other provisions of this By-law, more than one main building and an accessory building or buildings shall be permitted on any lot in this zone.

15.3.12 Gasoline Pumps as Accessory Use

Notwithstanding anything contained in this By-law, gasoline pumps may be installed by a trucking or transportation enterprise as an accessory use only. However, no gasoline or diesel fuels shall be permitted to be sold or resold on the premises of such trucking or transportation enterprise.

15.3.13 Parking in Flankage Yard

Notwithstanding anything contained in this By-law, off-street parking spaces may be provided in the front or flankage yards of a corner lot in this zone in accordance with the following regulations:

- a) that a buffer strip of flowers, grass or shrubs with a minimum width of 1.5 metres (5 feet) shall be provided and maintained along and abutting the street except at the location of the ingress and egress ramps;
- b) that a minimum distance between such ramps shall be 21 metres (68.9 feet); and,
- c) that on a corner lot, no such ramps shall be situated closer than 9 metres (25.5 feet) to the intersection of the front and flankage lot lines.

15.3.14 Farm Building

Notwithstanding any other provisions of this By-law, Farm Buildings are prohibited in any Zone 9,10, or 11 designation.

15.3.15 Quonset Hut

Notwithstanding any other provisions of this By-law, Quonset Huts are prohibited in any Zone 9,10, or 11 designation.