

SECTION 16: ZONE 10 - Z.10

16.1 PERMITTED USES

Within a Zone 10 - Z.10, 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.

16.2 REGULATIONS

Within a Zone 10 - Z.10, 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>
16.2.1	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 an accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of the 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
16.2.2	Service or Repair Enterprise but not including an Automobile Service Station or Repair Garage	In conformity with the provisions of sub-section 15.3
16.2.3	Warehousing for the storage and distribution of goods and materials and wholesale uses which are contained within wholly enclosed structures. A transport terminal for the loading or unloading of goods and materials from	In conformity with the provisions of sub-section 15.3

transport vehicles is NOT permitted.

- 16.2.4 Commercial Printing Establishment In conformity with the provisions of sub-Section 15.3
- 16.2.5 Accessory Uses
- a) buildings or structures accessory to the foregoing permitted uses In conformity with the provisions of sub-section 6.4
 - b) accessory signs
In conformity with the provisions of sub-section 6.16
- 16.2.6 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) a 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 animals oil or waste products, a rendering plant, abattoir or slaughter house.