

SECTION 17: ZONE 11 - Z.11

17.1 PERMITTED USES

Within a Zone 11 - Z.11, 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.

17.2 REGULATIONS

Within a Zone 11 - Z.11, 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>
17.2.1	Any permitted use as listed in Zone 9 (Section 15.2.1 to 15.2.26 inclusive), <u>and</u> any industrial use providing large scale processing, manufacturing, packaging, assembly, production, fabrication, testing, warehousing, stamping, treating, storage of goods / products, or finishing, characterized by large physical size, production volumes and intensity of use. In connection with any of the above permitted uses, a retail, wholesale or showroom outlet may be established as an accessory use so long as such an 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
17.2.2	Batching Plant, Temporary Asphalt Plant, Portable	In conformity with the provisions of sub-section 15.3
17.2.3	Fertilizer Manufacture, Mixing or Storage	In conformity with the provisions of sub-section 15.3
17.2.4	Existing Auction Centre	
17.2.5	Existing Cement Batching Plant	

17.2.6 Restaurant or Place for Dispensing Refreshment to the Public including Drive-In or Take-Out

17.2.7 Accessory Uses

- a) accessory buildings or structures In conformity with the provisions of sub-section 6.4
accessory to the foregoing permitted uses
- b) accessory signs In conformity with the provisions of sub-section 6.16

17.2.8 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-borne 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 animal, oil or waste products, a rendering plant, abattoir or slaughter house.