

18.1 USES PERMITTED

No person shall within any MR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED
• an <i>assembly plant</i> ;
• a <i>communications establishment</i> ;
• a <i>contractor's shop</i> or <i>yard</i> ;
• a <i>fabricating plant</i> ;
• an <i>industrial mall</i> ;
• a <i>manufacturing plant</i> ;
• a <i>packaging plant</i> ;
• a <i>parking lot</i> ;
• a <i>printing plant</i> ;
• a <i>processing plant</i> ;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>warehouse</i> .
• a <i>wayside sand</i> or <i>gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31 of this Zoning By-Law.

18.2 ZONE PROVISIONS

No person shall within any MR Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 18.2.

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TABLE 18.2: ZONE PROVISIONS	
Zone Provision	Non-Residential Uses
Lot Area , Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft ²)
Lot Area , Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)
Lot Frontage , Minimum, where sanitary sewers are not available	40 m (131.2 ft)
Lot Frontage , Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth , Minimum, where sanitary sewers are not available	50 m (164.0 ft)
Lot Depth , Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard , Minimum Depth	10 m (32.8 ft)
Exterior Side Yard , Minimum Width	
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	5 m (16.4 ft), or 7.5 m (24.6 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback , Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement, or 26 m (85.3 ft) outside of a designated settlement.
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.28 of this Zoning By-Law.
Landscaped Open Space , Minimum	10%
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

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18.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES:

Buildings or structures hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

Buildings or structures hereafter erected within a settlement defined in Section 2.7.2.1, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 2009-15)

18.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS:

Required *front and exterior side yards* shall be kept open and unobstructed by any *structure or parking area* for motor vehicles, except for visitor *parking areas*.

18.2.3 OPEN STORAGE REQUIREMENTS:

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

- 18.2.3.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 18.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 18.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence, unpierced except for gates necessary for access; and
- 18.2.3.5 the fence described in the foregoing subsection is at least **1.8 m** (5.9 ft) in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section, and the land between the fence and any *lot* line not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;

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18.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

18.2.4 **ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE:**

Retail, wholesale or business office space *accessory* to a permitted industrial *use* shall occupy no more than 20% of the *gross floor area* of the main industrial *building* on the *lot*.

18.3 **SPECIAL PROVISIONS**

18.3.1 **Location: Part Lot 21, Concession 6 and Former Railway Lands
(South Easthope) Tavistock, MR-1**

18.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a communications establishment;
a contractor's shop or yard;
an industrial mall;
a parking lot;
a public *use*, in accordance with the provision of Section 5.21 of this Zoning By-Law;
a retail outlet, a wholesale outlet or a business office *accessory* to a permitted *use*;
a service shop; and
a warehouse.

18.3.1.2 That all the other provisions of the MR Zone in Section 18.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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18.3.2 Location: Lot 35, Concession 12, (East Zorra), MR-2

18.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all the *uses* permitted in Section 18.1 of the By-Law, except a processing plant; and a scientific research establishment.

18.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

18.3.2.2.1 DRY INDUSTRY RESTRICTIONS

Notwithstanding the permitted *uses* listed in 18.3.2.1, no *use* shall be permitted which is not a dry industry. A dry industry shall be defined as an industrial *use* which produces no waste water other than domestic waste water from washrooms or *accessory* kitchens or water used for the cooling of equipment.

18.3.2.2.2 That all the other provisions of the MR Zone in Section 18.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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