SECTION 23 - STORAGE INDUSTRIAL (M4) ZONE

23.1 PERMITTED RESIDENTIAL USES

- prohibited

23.2 PERMITTED NON-RESIDENTIAL USES

- recycling facility, motor vehicles
- storage depot
- (500-98-003) police station
 - accessory buildings, structures and uses to any permitted use

23.3 ZONE REQUIREMENTS - RESIDENTIAL USES

Not applicable.

23.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

(a) LOT FRONTAGE (MINIMUM)

30 metres

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
- (b) FRONT YARD (MINIMUM)

60 metres

- including the fence mentioned in Section 23.4 (f) herein.
- (c) EXTERIOR SIDE YARD (MINIMUM) 60 metres
 - including the fence mentioned in Section 23.4 (f) herein.
- (d) REAR YARD (MINIMUM)

9 metres

(e) INTERIOR SIDE YARD (MINIMUM)

9 metres

(f) OPEN STORAGE OR PROCESSING OF MOTOR VEHICLES AS PART OF RECYCLING FACILITY - MOTOR VEHICLES

No storage or processing of salvage shall be permitted unless:

- it is enclosed on all sides by a fence or

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SECTION 23 - STORAGE INDUSTRIAL (M4) ZONE (cont.)

wall that is not less than 3 metres in height and constructed of permanent opaque materials;

- any area located between the fence mentioned above, and the lot lines, or limit of the zone is used for no other purpose than landscaping; and,
- the motor vehicle storage or processing is completely screened from view of the adjacent streets by the fence or wall above or trees.

For the purpose of this subsection, a fence or wall shall not be considered a building or structure.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

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SECTION 23 - STORAGE INDUSTRIAL (M4) ZONE (cont.)

23.5 SPECIAL PROVISIONS

23.5.1 PART OF LOT 18, CONCESSION 5 (G); 'M4-1' (Map 1)

Notwithstanding Sections 23.1 and 23.2, in the area designated 'M4-1' in Schedule 'A' hereto, a motor vehicle recycling facility and accessory buildings, structures, and uses shall be the only permitted non-residential uses, and a single family dwelling shall be permitted as an accessory use to a permitted non-residential use. Further, the minimum floor area and yard setback requirement for the said single family dwelling shall be in accordance with the provisions of Section 6 hereof for a Rural (RU) zone.

- **23.5.2** (Deleted By By-law 500-2023-0006)
- 23.5.3 PART OF LOT 24, CONCESSION 7 (G), 'M4-3' PART 2, DEPOSITED PLAN 65R-1796; (Map 9)

Notwithstanding Section 23.2 herein, in the area designated 'M4-3' in Schedule 'A' hereto, a motor vehicle recycling facility and accessory buildings, structures and uses shall be the only permitted non-residential uses. Further, a motor vehicle crushing plant shall not be permitted in the 'M4-3' zone.

Furthermore, for the purpose of this zone, the King's Highway Number 48 shall be considered an adjacent street as provided for in Section 23.4 (f) herein.

- **23.5.4** (Deleted By By-law 500-2023-0006)
- **23.5.5** (Deleted By By-law 500-2023-0006)
- **23.5.6** (Deleted By By-law 500-2023-0006)